

**ESSEX
PLANNING and ZONING
COMMISSION**
29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

Organizational and Special Meeting - AGENDA

Monday, November 30, 2020 6:00 PM

(Virtual Meeting...public may use link below, or find link on Town website)

Zoom Meeting Room Link:

<https://us02web.zoom.us/j/87500764867?pwd=aXhKemFuZ3dKYVhrUGkvL2p3emZzdz09>

Meeting ID: 875 0076 4867

Meeting Password: 537935

Dial one of these numbers by your location:

+1-646-558-8656 US (New York)

+1-301-715-8592 US (Germantown)

1. **Call to Order.** By the First Selectman and the seating of Alternates if required.
2. **Election of a Chairman.** The Chairman shall be one of the members of the Commission pursuant to the By-Laws of the Essex Planning Commission, which remain in effect as the By-Laws of the Planning and Zoning Commission until amended.

Once elected, the new Chairman shall preside.

3. **Election of a Vice-Chairman/Secretary.** The Vice-Chairman/Secretary shall be one of the members of the Commission pursuant to the By-Laws.
4. **The appointment of a Clerk.** The appointment of a Clerk is pursuant to the By-Laws. The Clerk need not be a member of the Commission.
5. **Approval of the Minutes of the last meeting of the Planning Commission and the Zoning Commission.**

The Minutes for each Commission should be voted on by the former members of each Commission.

6. **Establishment of the Regular Meeting Schedule for the Planning and Zoning Commission for December 2020 through December 2021.**
7. **Unfinished business.***

Public Hearings -

7A. Zoning Commission Application No. 20-10 now Planning and Zoning Commission Application 20-01 – 35 Industrial Park Road, LLC., - A Petition for a Text Amendment to the Zoning Regulations Section 90 requesting that self-storage facilities, within existing buildings, be allowed within the Limited Industrial District.

7B. Zoning Commisison Application No. 20-11 now Planning and Zoning Commission Application 20-01 – Jaime Bickelhaupt. – An application for a Special Exception to locate a food service shop within a commercial space at 31 Main Street in Centerbrook.

*** These Applications are now within the jurisdiction of the Essex Planning and Zoning Commission.**

There was no pending business before the Essex Planning Commission as of the date of its termination.

8. **New Business.**
 - Discussion and possible vote on **Planning and Zoning Commission Application 20-01 – 35 Industrial Park Road, LLC.,** - A Petition for a Text Amendment to the Zoning Regulations Section 90 requesting that self-storage facilities, within existing buildings, be allowed within the Limited Industrial District. ***
 - Discussion and possible vote on **Planning and Zoning Commission Application 20-02 – Jaime Bickelhaupt.** – An application for a Special Exception to locate a food service shop within a commercial space at 31 Main Street in Centerbrook. (Hearing to be closed by December 21st)
9. **Receipt of new Applications.**
 - **Planning and Zoning Commission Application Application No. 20-03 – Rose Merola, 112 Mares Hill Road, Ivoryton.** An application for a site plan review to allow for an accessory dwelling unit above an attached garage.

- **Planning and Zoning Commission Application No. 20-04 – Industrial Park, LLC, 35-41 Industrial Park Road, Building 6 + 8.** – An application for a Special Exception to locate a self-storage facility within an existing building.

10. **Appointment of Committees.**

The By-Laws provide that Committees for specific studies relating to the business of the Commission shall be appointed by the Commission and that wherever possible, the Chairman of the Committees shall be members of the Commission.

11. **Other Appointments.**

12. **Adjournment.** To the next Regular Meeting as determined by the Commission.