



TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

REGULAR MEETING - AGENDA

Tuesday, April 4, 2023 7PM

Meeting will be hybrid: held both in person and via zoom.

In person meeting will be held at Essex Town Hall in Conference Room A.

Zoom Meeting Room Link:

<https://us02web.zoom.us/j/84021716026?pwd=aTJmMWZNLzh6YUzsc3pYTWV3VnJMQT09>

Meeting ID: 840 2171 6026

Meeting Password: 258337

Dial: +1-646-558-8656

1. **Call to Order and Seating of Members**
2. **Approval of the Minutes**
 - March 7, 2023 Regular Meeting
3. **Public Hearings**
 - **PZC Application 23-01 Text Amendment** under Section 123 of the Essex Zoning Regulations to make editorial changes to the Essex Zoning Regulations pertaining to the Gateway Conservation District and modifications regarding light pollution and associated regulation in the Gateway Conservation District *Applicant: CT River Gateway Commission*
 - **PZC Application 23-02 Special Exception** under Section 40J of the Essex Zoning Regulations for construction of a new 1000 sq ft single family home with architectural elements that represent a vintage Dutch windmill at **24 Charles Street Centerbrook** *Applicant/Owner: Keith Knickerbocker*
4. **Unfinished Business/Action Items**
 - **PZC Application 23-01 Text Amendment** under Section 123 of the Essex Zoning Regulations to make editorial changes to the Essex Zoning Regulations pertaining to the Gateway Conservation District and modifications regarding light pollution and associated regulation in the Gateway Conservation District *Applicant: CT River Gateway Commission*
 - **PZC Application 23-02 Special Exception** under Section 40J of the Essex Zoning Regulations for construction of a new 1000 sq ft single family home with architectural elements that represent a vintage Dutch windmill at **24 Charles Street Centerbrook** *Applicant/Owner: Keith Knickerbocker*

5. Receipt of New Applications

- **PZC Application 23-03 Modification of Special Exception** originally approved on 10/6/83 for **16 Main Street Centerbrook-** Essex Housing Authority proposal to add an approx. 7' X 42' addition to the existing community room and a 20' X 28' pavilion. *Applicant/Owner: Essex Housing Authority*

6. New Business

7. Appointments/Reports from Committees and Officers

- Lower CT River Valley Council of Governments Regional Planning Committee
 - o Regional Housing Committee
- Economic Development Commission
- Plan of Conservation and Development
 - o Discussion about Traffic Study and Development Plan

8. Staff Reports

- Town Planning Consultant
- Land Use Official
 - o Essex Glen Update
 - o Short Term Rentals

9. Correspondence

10. Adjournment

- Next scheduled regular meeting is **Tuesday, May 2, 2023**

Please note this is a summary of the applications being heard at this meeting. The full applications are available at the Town Hall or at the Town's website:
<https://www.essexct.gov/planning-and-zoning-commission>