



TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

REGULAR MEETING - AGENDA

Tuesday, August 1, 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=aTJmMWZNLzh6YU5zc3pYTWV3VnJMOT09>

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**
 - June 27, 2023 Regular Meeting
3. **Public Hearings**
 - **PZC Application 23-06 Special Exception** under Section 101E.1 of the Essex Zoning Regulations for a wood ramp 4' X 50' within 100 feet of the Coastal Jurisdiction Line connecting to a dock at **1 Teal Lane Essex**. *Applicant/Owner: Carter and Carla Gowrie*
 - **PZC Application 23-07 Proposed Text Amendment** under Section 123 of the Essex Zoning Regulations to change the text of the Zoning Regulations to add a new Section 61A.2(G) to permit Multiple Dwelling Projects in the Rural Residence District *Applicant: Greylock Property Group, LLC.*
4. **Unfinished Business/Action Items**
 - **PZC Application 23-06 Special Exception** under Section 101E.1 of the Essex Zoning Regulations for a wood ramp 4' X 50' within 100 feet of the Coastal Jurisdiction Line connecting to a dock at **1 Teal Lane Essex**. *Applicant/Owner: Carter and Carla Gowrie*
 - **PZC Application 23-07 Proposed Text Amendment** under Section 123 of the Essex Zoning Regulations to change the text of the Zoning Regulations to add a new Section 61A.2(G) to permit Multiple Dwelling Projects in the Rural Residence District *Applicant: Greylock Property Group, LLC.*
5. **Receipt of New Applications**
6. **New Business**
 - Release of Foxboro Point Subdivision Bond and Needleman Bond

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
 - VR Zoning Text Amendment Committee

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, September 5, 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>