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

REGULAR MEETING -   AGENDA
Tuesday, December 5, 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 located on the 3rd floor.

Zoom Meeting Room Link:
https://us02web.zoom.us/j/84021716026?pwd=aTJmMWZNLzh6YUszc3pYTWV3VnJMQT09
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**
    - November 8, 2023 Regular Meeting
    - November 16, 2023 Special Meeting

3. **Public Hearings**

4. **Unfinished Business/Action Items**

5. **Receipt of New Applications**

    - **PZC Application 23-13 Proposed Zone Change** under Section 123 of the Essex Zoning Regulations to change the zoning of **11 and 15 Old Deep River Road Centerbrook** Map 44 Lot 1 and Map 34 Lot 3, respectively, from Rural Residential (RU) to Commercial (C) *Applicant and Owner: Essex Steam Train Events LLC*

6. **New Business**
    - Discussion Re: 10 Foster Lane and Conservation Easement.
    - CGS Sec 8-24 Referral from the BOS regarding the Town of Essex receiving 51 Main Street Centerbrook as a donation.
    - Discussion of additional boat rack and parking at Bushnell St.
    - Discussion of a possible text amendment regarding housing in Essex.

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, January 2, 2024**

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