



TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

REGULAR MEETING - AGENDA

Tuesday, February 6, 2024 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/83856014709?pwd=NHQ2RFZkRTJBc1J4cmUzSmxKWTdGQT09>

Meeting ID: 838 5601 4709

Passcode: 034140

Phone: 646 558 8656

1. **Call to Order and Seating of Members**
2. **Approval of the Minutes**
 - January 2, 2024 Regular Meeting
3. **Public Hearings**
 - **PZC Application 23-14 Special Exception** under Section 101E.1 of the Essex Zoning Regulations to remove existing driveway pavement and install new gravel drive for access to boat slips at **13 Novelty Lane Essex**. *Applicant and Owner: Essex Yacht Club*
4. **Unfinished Business/Action Items**
 - **PZC Application 23-14 Special Exception** under Section 101E.1 of the Essex Zoning Regulations to remove existing driveway pavement and install new gravel drive for access to boat slips at **13 Novelty Lane Essex**. *Applicant and Owner: Essex Yacht Club*
5. **Receipt of New Applications**
 - **PZC Application 24-1 Special Exception** under 80A.2(D) and 80A.2(T) of the Essex Zoning Regulations to conduct seasonal outdoor events at **11 and 15 Old Deep River Rd Centerbrook**. *Applicant and Owner: Essex Steam Train Events, LLC.*
 - **PZC Application 24-2 Text Amendment** under Section 123 of the Essex Zoning Regulations to create the Bokum Corner Development District (BCDD). *Applicant: Essex Planning and Zoning Commission.*
 - **PZC Application 24-3 Text Amendment** under Section 123 of the Essex Zoning Regulations to create parcel standards for nonconforming non-waterfront parcels located in the Village Residence Zone. *Applicant: Essex Planning and Zoning Commission.*
6. **New Business**
 - Section 8-24 referral to transfer 0.31 acres of land located off Pond Meadow Road Map 88 Lot 3-05 from the Town of Essex to the Essex Land Trust.
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

8. Staff Reports

- Town Planning Consultant
- Land Use Official
 - o Essex Glen Update
 - o Short Term Rentals
 - o Discussion regarding livestock in VR District

9. Correspondence

10. Adjournment

- Next scheduled regular meeting is **Tuesday March 5, 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>