



# TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426  
Essex Town Hall

## REGULAR MEETING - AGENDA

Tuesday, June 27, 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=aTJmMWZNLzh6YUszc3pYTWV3VnJMOT09>

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 6, 2023 Regular Meeting
3. **Public Hearings**
  - **PZC Application 23-05 Proposed Zone Change** under Section 123 of the Essex Zoning Regulations to change the zoning of 45 Main Street Ivoryton from Village Residence (VR) to Rural Multifamily (RUM) *Applicant: Ivoryton House, LLC.*
4. **Unfinished Business/Action Items**
  - **PZC Application 23-05 Proposed Zone Change** under Section 123 of the Essex Zoning Regulations to change the zoning of 45 Main Street Ivoryton from Village Residence (VR) to Rural Multifamily (RUM) *Applicant: Ivoryton House, LLC.*
5. **Receipt of New Applications**
  - **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.*
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
  - o Process/procedure for acting on applications.

**9. Correspondence**

**10. Adjournment**

- Next scheduled regular meeting is **Tuesday, August 1, 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>**