



TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

REGULAR MEETING - AGENDA

Tuesday, June 6, 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=aTJmMWZNLzh6YUzsc3pYTWV3VnJMOT09>

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**
 - May 2, 2023 Regular Meeting
3. **Public Hearings**
 - **PZC Application 23-04 Subdivision** proposal for a three-lot subdivision at **63 South Main St, Essex** with associated driveways, utilities including septic systems and connection to public water. *Applicant: 63 South Main Realty Owner: Essex House LLC*
 - **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**
5. **Receipt of New Applications**
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
8. **Staff Reports**
 - Town Planning Consultant
 - Land Use Official
 - o Essex Glen Update
 - o Short Term Rentals

- Steam Train Events
- Update on Homefield

9. Correspondence

10. Adjournment

- Next scheduled regular meeting is **Tuesday, June 27, 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>