



TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

REGULAR MEETING - AGENDA

Tuesday, March 5, 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**
 - February 6, 2024 Regular Meeting
 - February 23, 2024 Site Walk
3. **Public Hearings**
 - **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.*
4. **Unfinished Business/Action Items**
 - **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.*
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5. **Receipt of New Applications**
 - **PZC Application 24-4 Special Exception** under 70A.2(B) of the Essex Zoning Regulations for a new nail and hair salon at **12 Main Street Essex**. *Applicant: Maria Malla and Owner: 12 Main LLC*
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
9. **Correspondence**
10. **Adjournment**
 - Next scheduled regular meeting is **Tuesday April 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>