



TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

REGULAR MEETING - AGENDA

Tuesday, May 7, 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**
 - April 2, 2024 Regular Meeting
3. **Public Hearings**
 - **PZC Application 24-5 Special Exception** under 70A.2(H) of the Essex Zoning Regulations regarding adding seating at Privateers Pizza at **53 Main Street Essex also known as 55 Main Street Essex**. *Applicant: John Hajnal and Owner: Carlson Landing I LLC*
4. **Unfinished Business/Action Items**
 - **PZC Application 24-5 Special Exception** under 70A.2(H) of the Essex Zoning Regulations regarding adding seating at Privateers Pizza at **53 Main Street Essex also known as 55 Main Street Essex**. *Applicant: John Hajnal and Owner: Carlson Landing I LLC*
 - **PZC Application 24-6 Site Plan** under 101J.1. of the Essex Zoning Regulations for a 45 sf addition to the single family home that exceeds 4,000 sf total floor area at **10 Benson Lane Essex**. *Applicant: Attorney Edward Cassell; Owner: Marc and Elizabeth Schnitzer*
 - **PZC Application 24-7 Site Plan** under 101J of the Essex Zoning Regulations for modifications to the existing single-family home that exceeds 4,000 sf total floor area including an addition to the southern side, addition of a chimney to the southern side of the house, alteration to the existing garage and modifications to the second floor balcony at **159 River Road Essex**. *Applicant/Owner: Norman and Sarah Livingston*
 - **PZC Application 24-8 Site Plan Review:** Proposed one-bedroom sleeping unit on the second floor of a commercial office building at 190 Westbrook Road, *Applicant: Tiffany Brook Condominium Association/Sunny Day Old Saybrook, LLC*
5. **Receipt of New Applications**

6. New Business

- **Modification of a subdivision Foster Lane, Ivoryton**

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 June 4, 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>