



# TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426  
Essex Town Hall

**\*\*AMENDED AGENDA\*\***  
**REGULAR MEETING**  
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 3<sup>rd</sup> 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**
  - **CONTINUED TO JUNE 4, 2024 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. (Application received February 6, 2024; Public hearing opened on March 5, 2024)*
  - **CONTINUED TO JUNE 4, 2024 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. (Application received February 6, 2024; Public hearing opened on March 5, 2024)*
  - **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 (Application received April 2, 2024)*
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 (Application received April 2, 2024)*
  - **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 Cassella; Owner: Marc and Elizabeth Schnitzer*

- **PZC Application 24-7 Site Plan** under 101J.1 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** under 45-1 of the Essex Zoning Regulations for a one bedroom sleeping unit on the second floor, residential use, 850 sf, located within Unit 3A at **190 Westbrook Road Essex**. *Applicant/Owner: Sunny Day Old Saybrook LLC*

**5. Receipt of New Applications**

- **PZC Application 24-9 Site Plan** under 101J.1 of the Essex Zoning Regulations for construction of a single-family home and carriage house that exceeds 4,000 sf total floor area at **63 South Main Street Essex**. *Applicant/Owner: Jan Slomkowski*

**6. New Business**

- Discussion regarding possible re-subdivision of 6 Main Street Centerbrook
- Discussion and update regarding conservation easement at 10 Foster Lane and land on Foster Lane

**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>