



TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

REGULAR MEETING - AGENDA

Wednesday, November 8, 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 located on the 3rd floor.

Zoom Meeting Room Link:

<https://us02web.zoom.us/j/84021716026?pwd=aTJmMWZNLzh6YU5zc3pYTWV3VnJMOT09>

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**
 - October 3, 2023 Regular Meeting
3. **Public Hearings**
 - **PZC Application 23-09 Special Exception** under Section 105 E of the Essex Zoning Regulations for functional training space for small group fitness at **6 Main Street Unit 316 Centerbrook**. *Applicant/Owner: Macbeth Ventures, LLC*
 - **PZC Application 23-10 Special Exception** under Section 101.J of the Essex Zoning Regulations for the construction of a detached 2 bedroom 957 sq ft guest house resulting in a total floor area of all buildings exceeding 4,000 sq ft located within the Gateway Conservation District at **51 River Road Essex**. *Applicant/Owner: David and Katherine Hajjar*
 - **PZC Application 23-11 Special Exception** under Section 71A.2(G) of the Essex Zoning Regulations to allow for a yoga studio to be located in **9A Novelty Lane, Essex** *Applicant: Lorra Webb*. **Application withdrawn.**
 - **PZC Application 23-12 Proposed Text Amendment** under Section 123 of the Essex Zoning Regulations to change the text of the Zoning Regulations in Section 60A.2(H) to permit family day care homes, as a general principal use. Proposed amendment is to comply with Public Act 23-142. *Applicant: Essex Planning and Zoning Commission.*
4. **Unfinished Business/Action Items**
 - **PZC Application 23-09 Special Exception** under Section 105 E of the Essex Zoning Regulations for functional training space for small group fitness at **6 Main Street Unit 316 Centerbrook**. *Applicant/Owner: Macbeth Ventures, LLC*
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5. Receipt of New Applications

6. New Business

- Discussion Re: 10 Foster Lane and Conservation Easement
- Discussion about building coverage and ground mounted solar panels
- Discussion Re: error in Section 105 Rt 9 Gateway Special Development District
- Consideration of recommending to the Board of Selectmen, the acceptance of Essex Glen Drive as a Town highway
- Discussion of a possible text amendment regarding housing in Essex

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

9. Correspondence

10. Adjournment

- Next scheduled regular meeting is **Tuesday, December 5, 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>