



TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

****AMENDED****

REGULAR MEETING - AGENDA

Tuesday, January 2, 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/84021716026?pwd=aTJmMWZNLzh6YUszc3pYTWV3VnJMOT09>

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**
 - December 5, 2023 Regular Meeting
3. **Public Hearings**
 - **PZC Application 23-13 Proposed Zone Change** under Section 123 of the Essex Zoning Regulations to change the zoning of **11 and 15 Old Deep River Road Centerbrook** Map 44 Lot 1 and Map 34 Lot 3, respectively, from Rural Residential (RU) to Commercial (C) *Applicant and Owner: Essex Steam Train Events LLC*
4. **Unfinished Business/Action Items**
 - Discussion of draft language for Bokum and Ivoryton Nodes Development Overlays
5. **Receipt of New Applications**
 - **PZC Application 23-14 Special Exception** under Section 101E.1 of the Essex Zoning Regulations to remove existing driveway pavement and install new gravel drive for access to boat slips. *Applicant and Owner: Essex Yacht Club*
6. **New Business**
 - Discussion Re: 10 Foster Lane and Conservation Easement.
 - PZC Budget 2024-2025
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, February 6, 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>