

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Regular Meeting - AGENDA

Monday, December 16, 2019

Essex Town Hall – Conference Room A - 7:00 PM

PUBLIC HEARING

1. **Application No. 19-16** – Nick Sapia, 130 Dennison Road – An application for a Special Exception to locate a 7,440 office building with associated development at 130 Dennison Road. (Hearing to be closed by December 16th, 2019)
2. **Application No. 19-26** – Stephen R. Cline, Trustee of the EST Irrevocable Trust, 75 Westbrook Road – An application for a Special Exception to develop a future lot. Development to include a 20,000 sf industrial building, a parking area, a new septic system and a well. (Hearing to be closed by January 20th, 2020)

REGULAR MEETING

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**

Changes/modifications.
3. **RECEIPT OF NEW APPLICATIONS**

- Discussion and possible vote on **Application No. 19-27** – Jada Loutit, 63 Main Street, Essex, CT – An application for a Minor Modification to a Previous Approval, to allow a Waterfront District use to be an allowed accessory use at 63 Main Street, Essex, CT. (Decision to be made by February 19th, 2020)
- **Application No. 19-28** – Ruthann Poulin and Peter Glyman, 20 Main Street, Essex, CT – A Petition for a Change to the Town's Zoning Map to move a district line that would allow the property at 20 Main Street, Essex, to be entirely within the Essex Village District. (Hearing to be scheduled by February 19th, 2020)
- **Application No. 19-29** – Matthew Strand, 47 Industrial Park Road, Centerbrook, CT – An Application for a Special Exception to locate an indoor recreational facility within a commercial space of an existing building. (Hearing to be scheduled by February 19th, 2020)

4. NEW BUSINESS

- Discussion and possible vote on **Application No. 19-16** – **Nick Sapia, 130 Dennison Road** – An application for a Special Exception to locate a 7,440 office building with associated development at 130 Dennison Road. (Decision to be made by February 19th, 2020)
- Discussion and possible vote on **Application No. 19-26** – **Stephen R. Cline, Trustee of the EST Irrevocable Trust, 75 Westbrook Road** – An application for a Special Exception to develop a future lot. Development to include a 20,000 sf industrial building, a parking area, a new septic system and a well. (Decision to be made by February 19th, 2020)

5. OLD BUSINESS

6. VISITORS AND GUESTS

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICER

8. OTHER BUSINESS

Memorandums of Decisions:

Application No. 19-17 Text Amendment – Cottage Food Operation
Application No. 19-25 Site Plan Review – House Additions at 7 Hanna Lane

- Approval of 2020 Meeting Calendar
- Schedule first hearing for Applications 19-21, 19-23 and 19-24

9. APPROVAL OF MINUTES

- November 25, 2019

10. CORRESPONDENCE AND PAYMENT OF BILLS

11. ADJOURNMENT

- Next scheduled regular meeting is **Monday, January 27, 2020**

Bill Reichenbach, Secretary