



Inter-Board Memorandum

To: Larry Shipman, Chairman, Essex Zoning Commission

From: Alan Kerr, Chairman, Essex Planning Commission *AK/JPG*

Date: February 17, 2020

Re: **Zoning Map Amendment Referral to Planning Commission – Re-Zoning of 20 Main Street, Essex from “EV/VR” to “EV” District**

At its regular meeting of February 13, 2020, the Essex Planning Commission considered the above-referenced referral from the Zoning Commission. The application proposed to change the zoning district designation of the property at 20 Main Street, Essex Village, from a split VR/EV district to be entirely within the EV district. The Commission received verbal input from the attorneys representing both the applicant and the neighboring property on this matter.

While the Commission was concerned about the potential for precedent-setting and the numerous other properties along Main Street that were divided by a zone district line, the Planning Commission ultimately voted unanimously to issue a **positive comment** on this proposed map change, finding the EV district to be less restrictive and thus encouraging of an increase in activity in the Village. The goals of the 2015 Essex Plan of Conservation & Development will be better met by the approval of this application.

Please feel free to contact me or Town Planner John Guskowski if you have any questions about this matter. Thank you.