

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

AGENDA

Monday, June 16, 2014
Town Hall – Conference Room A
Essex, Connecticut
7:00 PM

PUBLIC HEARINGS

1. **Application No. 14-5 – Ann Gaffey**
An application for a special exception to locate an art studio and office in a space at 5 Essex Square, Essex, CT. (Public hearing to be closed by June 23rd, 2014)
2. **Application No. 14-6 – Essex Zoning Commission**
A petition to amend Section 111 (Signs and Lights) of the Essex zoning regulations.
Public hearing to be held at the discretion of the Commission)

REGULAR MEETING

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
 - Additions/modifications
3. **NEW BUSINESS**
 - **Application No. 14-10 – The Company of Fifers and Drummers, Inc**
A site plan review to hold a limited number of outdoor concerts on the property at 62 North Main Street, Ivoryton.
4. **OLD BUSINESS**
 - Discussion and possible vote on **Application No. 14-5 – Ann Gaffey**. An application for a special exception to locate an art studio in a space at 5 Essex Square, Essex, CT. (Decision to be made within 65 days after closing public hearing)
 - Discussion and possible vote on **Application No. 14-6 – Essex Zoning Commission**. A petition to amend Section 111 (Signs and Lights) of the Essex zoning regulations. (Decision to be made at the discretion of the Commission)
5. **RECEIPT OF NEW APPLICATIONS**
 - Application 14-7 – Essex Zoning Commission**

A petition to amend section 60 (Village Residence District) regarding minimum lot sizes and maximum building coverage. (Public hearing to be scheduled at the discretion of the Commission).

Application 14-8 – Essex Zoning Commission

A petition to amend section 61 (Rural Residence District) regarding minimum lot sizes and maximum building coverage. (Public hearing to be scheduled at the discretion of the Commission).

6. VISITORS AND GUESTS

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT AGENT

8. OTHER BUSINESS

- Discussion on whether to go forward with the request to expand the Business District to Saybrook Road.
- Zoning Commission By laws
- Home rentals, bed and breakfasts
- Clearance sales within LI and B Districts

9. APPROVAL OF MINUTES

- Meeting of May 19, 2014

10. CORRESPONDENCE AND PAYMENT OF BILLS

- Payment of legal fees

11. ADJOURNMENT

- Next scheduled meeting is **Monday, July 21.**

Bill Reichenbach, Secretary