

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Regular Meeting

AGENDA

Monday, October 17, 2016

Town Hall – Conference Room A
Essex, Connecticut
7:00 PM

PUBLIC HEARINGS

1. **Application No. 16-8 – Planning Commission**
An application for a text amendment to Section 45 (ACCESSORY APARTMENTS).
Replacing existing section with new section. (Public hearing to be open at the discretion of the Commission)
2. **Application No. 16-9 – Bokum One, LLC, Bokum Road**
An application for special exception to locate 4 duplexes as an Active Adult Community development on a lot known as Assessor's Map 77, Lot 2. (Public hearing to be closed by October 17, 2016)

REGULAR MEETING

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
 - Changes/modifications.
3. **NEW BUSINESS**

Discussion and possible vote on **Application No. 16-8 – Planning Commission**. An application for a text amendment to Section 45. Replacing existing section with new section. (Decision to be made at the discretion of the Commission).

Discussion and possible vote on **Application No. 16-9 – Bokum One, LLC, Bokum Road.** An application for special exception to locate 4 duplexes as an Active Adult development on a lot known as Assessor's Map 77, Lot 2. (If hearing is closed, decision to be made by December 21, 2016).

Discussion and possible vote on **Application No. 16-11 – Jonathan and Margaret Morris** - An application for a Coastal Area Management Site Plan Review for a new single family home, septic system and accessory structure. (Decision to be made by October 19).

4. OLD BUSINESS

- Gateway Commission

5. RECEIPT OF NEW APPLICATIONS

- **Application No. 16-12 – Michael Belanger, 70 Plains Road.**
A Petition for Text Amendment to section 91 of the Essex Zoning Regulations.
- **Application 16-13 – Essex Zoning Commission.**
A Petition for Zoning Map Change.

6. VISITORS AND GUESTS

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL

8. OTHER BUSINESS

- Substantive Regulation Changes with Planning Commission
- Essex Village Parking
- Heritage Gateway District
- Form-Based Zoning

9. APPROVAL OF MINUTES

- Meeting of September 19, 2016
- Special meeting on October 3, 2016

10. CORRESPONDENCE AND PAYMENT OF BILLS

- Payment of legal fees

11. ADJOURNMENT

- Next scheduled meeting is **Monday, November 21, 2016**

Bill Reichenbach, Secretary