

# ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

## Regular Meeting - AGENDA

Monday, April 17th, 2017

Town Hall – Conference Room A - 7:00 PM

### PUBLIC HEARINGS

1. **Application No. 16-8A – Planning Commission**

A Petition for a text amendment to the zoning regulations Section 45 (ACCESSORY APARTMENTS). Replacing existing section with new section. (Public hearing to be closed at the discretion of the Commission)

### REGULAR MEETING

1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

Changes/modifications.

3. **NEW BUSINESS**

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

4. **OLD BUSINESS**

5. **RECEIPT OF NEW APPLICATIONS**

- **Application No. 17-9 – Essex Boat Works, LLC**

An application for Special Exception to allow a restaurant as an accessory use at a marina located at a lot known as Assessor's Map 47, Lot 21-1, Main Street, Essex. (Public hearing to be scheduled by June 21st)

- **Application No. 17-10 – Harvey Payton**

An application for Special Exception to locate a 4000 square foot business office in a commercial space at 70 Plains Road, Essex. (Public hearing to be scheduled by June 21st)

- **Application No. 17-11 – Town of Essex**  
A Petition for a text amendment to section 101 (GATEWAY CONSERVATION DISTRICT) to change the maximum building height to 35 feet.
- 6. VISITORS AND GUESTS**
- 7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL**
- 8. OTHER BUSINESS**
- 9. APPROVAL OF MINUTES**
  - March 20, 2017 meeting
- 10. CORRESPONDENCE AND PAYMENT OF BILLS**
  - Payment of legal fees
- 11. ADJOURNMENT**
  - Next scheduled meeting is **Monday, May 15, 2017**

Bill Reichenbach, Secretary