

# ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

## Regular Meeting - AGENDA

Monday, July 17th, 2017

John Winthrop Middle School – Auditorium - 7:00 PM

### PUBLIC HEARINGS

1. **Application No. 17-7 – Essex Boat Works, LLC, 9 Ferry Street**  
An application for a Special Exception to construct a new building for a marina along with accessory site work on a lot known as Assessor's Map 47, Lot 21-1, Main Street, Essex. (Public hearing must be completed by July 17th)
2. **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 on a lot known as Assessor's Map 47, Lot 21-1, Main Street, Essex. (Public hearing must be completed by July 17th)
3. **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)

Discussion and possible vote on **Application No. 17-7 – Essex Boatworks, LLC, 9 Ferry Street**. An application for a Special Exception to construct a new building for a marina and accessory restaurant along with accessory site work. (If hearing is closed, decision to be made by September 20th)

Discussion and possible vote on **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. (If hearing is closed, decision to be made by September 20th)

Discussion and possible vote on **Application No. 17-8** – **Essex Boatworks, LLC, 9 Ferry Street**. An application for Coastal Area Management site plan review for vacant property known as Assessor's Map 47, Lot 21-1. (Decision to be made at the discretion of the Commission).

**4. OLD BUSINESS**

- Cumberland Farms nearing closure. Meeting with Attorney Williams soon to discuss compliance with Memorandum of Decision.
- Scotch Plains Tavern to open late August/September.
- See July Enforcement Update

**5. RECEIPT OF NEW APPLICATIONS**

**6. VISITORS AND GUESTS**

**7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL**

**8. OTHER BUSINESS**

- Memorandum of Decision – 17-2, Text Amendment for Section 71
- Memorandum of Decision – 17-6, Special Ex for M. Belanger, inland marine use
- Memorandum of Decision – 17-10, Special Ex for Computer Mngmt Services, LLC

**9. APPROVAL OF MINUTES**

- June 19, 2017 meeting

**10. CORRESPONDENCE AND PAYMENT OF BILLS**

- Payment of legal fees

**11. ADJOURNMENT**

- Next scheduled meeting is **Monday, August 21, 2017**

Bill Reichenbach, Secretary