

# ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

## Regular Meeting - AGENDA

Monday, August 21st, 2017

Essex Town Hall – Auditorium - 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)
2. **Application No. 17-11 – Calimari Recycling Co., Inc.**  
An application for a Special Exception to add a 2000 square foot roof addition (no walls) to an existing building. (Public hearing to be closed by September 25<sup>th</sup>, 2017).

### 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. (Decision to be made by September 20th)

Discussion and possible vote on **Application No. 17-9 – Essex Boat Works, LLC, 9 Ferry Street**. 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. (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).

Discussion and possible vote on **Application No. 17-11** – **Calimari Recycling Co., Inc.** An application for a Special Exception to add a 2000 square foot roof addition (no walls) to an existing building. (Public hearing to be closed by September 25<sup>th</sup>, 2017).

**4. OLD BUSINESS**

**5. RECEIPT OF NEW APPLICATIONS**

- **Application No. 17-12** – **Gary Dayharsh**. Application for a change to the Town zoning map proposing to add two Ivoryton properties to the RUM District.

**6. VISITORS AND GUESTS**

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

**8. OTHER BUSINESS**

**9. APPROVAL OF MINUTES**

- July 17, 2017 meeting

**10. CORRESPONDENCE AND PAYMENT OF BILLS**

- Payment of legal fees

**11. ADJOURNMENT**

- Next scheduled meeting is **Monday, September 18, 2017**

Bill Reichenbach, Secretary