

# ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

## Regular Meeting - AGENDA

Monday, December 18, 2017

Essex Town Hall – Conference Room A - 7:00 PM

### PUBLIC HEARING

1. **Application No. 17-14** – **The Griswold Inn, LLC.** A Petition for a Change to the Zoning Map to get 47 and 51 Main Street, Essex, entirely within the Essex Village District. (Hearing to be closed by February 21<sup>st</sup>)

### REGULAR MEETING

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

**Application No. 17-16** – **Stephen Cline, Successor Trustee of the ESB Irrevocable Trust.** An application for a Site Plan Review to locate two building additions for Nalas Engineering at 85 Westbrook Road, Centerbrook, CT. (Hearing to be commenced by January 22<sup>nd</sup>, if a public hearing is scheduled)

**Application No. 17-17** – **Dave Durrenberg.** An application for a Special Exception to locate an art gallery within commercial space at 12 Main Street, Essex, CT. (Hearing to be commenced by January 22nd)

**Application No. 17-18** – **Essex Zoning Commission.** A Petition for a Regulations Text Amendment to amend Section 45 (Accessory Dwelling Units). (Public hearing to be commenced at the discretion of the Commission)

**Application No. 17-19** – **Essex Zoning Commission.** A Petition for a Regulations Text Amendment to amend Sections 60B, 61B, 63B.1, 64B, 70B and 80C. (Public hearing to be commenced at the discretion of the Commission)

**Application No. 17-20** – **Gary Dayharsh c/o Attorney Michael Dowley.** An application for a Special Exception to change the use of the Ivoryton Congregational

Church, at 57 Main Street, IVTYN, to a multi-family dwelling. (Hearing to be commenced by January 22nd)

**4. NEW BUSINESS**

Discussion and possible vote on **Application No. 17-14** – **The Griswold Inn, LLC**. A Petition for a Change to the Zoning Map to get 47 and 51 Main Street, Essex, entirely within the Essex Village District. (If hearing closed, decision to be made by February 21st)

Discussion and possible vote on **Application No. 17-16** – **Stephen Cline, Successor Trustee of the ESB Irrevocable Trust**. A Site Plan Review to locate two building additions for Nalas Engineering at 85 Westbrook Road, Centerbrook, CT. (Decision to be made by February 21st)

**5. OLD BUSINESS**

**6. VISITORS AND GUESTS**

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

**8. OTHER BUSINESS**

- Accessory retail use within the Limited Industrial District and the Business Districts.
- Election of 2018 Officers
- 2018 Meeting Schedule

**9. APPROVAL OF MINUTES**

- November 27 meeting

**10. CORRESPONDENCE AND PAYMENT OF BILLS**

- Payment of legal fees

**11. ADJOURNMENT**

- Next scheduled meeting is **Monday, January 22nd, 2018**

Bill Reichenbach, Secretary

