

# ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

## Regular Meeting - AGENDA

Monday, January 22, 2018

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

### PUBLIC HEARING

1. **Application No. 17-15** – **Essex Economic Development Commission.**  
A Petition for a Text Amendment of the Zoning Regulations to Section 110 requesting off-street parking exemptions within the Essex Village District and Ivoryton Village. (Hearing to be closed by February 26th)
2. **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 closed by February 26th)
3. **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, IVTN, to a multi-family dwelling. (Hearing to be closed by February 26th)

### REGULAR MEETING

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

- **Application No. 18-1 – Janice Liscinski.** A Petition for a Text Amendment to Sections 81 and 90 of the zoning regulations to add Dog Day Care Facility as an allowed use. (Hearing to be scheduled by March 28<sup>th</sup>)
- **Application No. 18-2 – Essex Zoning Commission.** A Petition for a Text Amendment to Section 20 of the zoning regulations to add a definition for an inland marine. (Hearing to be scheduled by March 28<sup>th</sup>)
- **Application No. 18-3 – Peter Decker.** An application for a Special Exception to locate a brew pub at 6 Main Street, Centerbrook. (Hearing to be scheduled by March 28<sup>th</sup>)

**4. NEW BUSINESS**

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 March 21st).

Discussion and possible vote on **Application No. 17-15** – **Essex Economic Development Commission**. A Petition for a Text Amendment of the Zoning Regulations to Section 110 requesting off-street parking exemptions within the Essex Village District. (Decision to be made by April 25th)

Discussion and possible vote on **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 closed by April 25th)

Discussion and possible vote on **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, IVTN, to a multi-family dwelling. (Hearing to be closed by April 25th)

**5. OLD BUSINESS**

- Retail as an accessory use in LI District.

**6. VISITORS AND GUESTS**

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

**8. OTHER BUSINESS**

**9. APPROVAL OF MINUTES**

- December 18 meeting

**10. CORRESPONDENCE AND PAYMENT OF BILLS**

**11. ADJOURNMENT**

- Next scheduled meeting is **Monday, February 26th, 2018**

Bill Reichenbach, Secretary

