

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Regular Meeting - AGENDA

Monday, April 16, 2018

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

PUBLIC HEARINGS

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 April 16, 2018)
2. **Application No. 17-18** – **Essex Zoning Commission.** A Petition for a Text Amendment of the Zoning Regulations section 45 adding language to allow apartments within commercial buildings. (Hearing to be closed at the discretion of the Commission)
3. **Application No. 17-19** – **Essex Zoning Commission.** A Petition for a Text Amendment of the Zoning Regulations sections 60, 61, 63, 64 and 80 increasing building height to 35 feet. (Hearing to be closed at the discretion of the Commission)
4. **Application No. 18-2** – **Essex Zoning Commission.** A Petition for a Text Amendment of the Zoning Regulations section 20 to add a definition for “Inland Marine”. (Hearing to be closed at the discretion of the Commission)
5. **Application No. 18-4** – **Keith Knickerbocker.** A Petition for a Change to the Town Zoning map adding 23 Charles Street to the VR District. (Hearing to be closed by May 21, 2018)

REGULAR MEETING

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

Application No. 18-5 – **Janice Liscinski.** An Application for a Special Exception to locate a Dog Day Care Facility within a commercial space at 23 Saybrook Road. (Hearing to be scheduled by June 20, 2018)

Application No. 18-6 – **Signature Contracting Group.** An Application to modify Application 16-10 changing a fire pit area to an accessory structure with a grill area. (Commission may not require a public hearing)

Application No. 18-7 – **Christine Friel**. An Application for a Special Exception to locate a food service shop within a commercial space at 10 Main Street, Essex. (Hearing to be scheduled by June 20, 2018)

Application 18-9 – **HOPE Partnership, Inc.** An application for a Site Plan review to locate an 18-unit multi-family dwelling development, known as “Spencer’s Corner”, at 90 Main Street, Centerbrook. Application submitted under State Statute 8-30g. (Commission may not require a public hearing)

Application No. 18-10 – **Jane and Keith Bolles**. An application to allow an accessory apartment within a house at 8 Squires Lane. (Hearing to be scheduled by June 20, 2018)

4. NEW BUSINESS

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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. (If hearing closed, decision to be made by June 20, 2018)

Application No. 17-18 – **Essex Zoning Commission**. A Petition for a Text Amendment of the Zoning Regulations section 45 adding language to allow apartments within commercial buildings. (Decision to be made at the discretion of the Commission)

Application No. 17-19 – **Essex Zoning Commission**. A Petition for a Text Amendment of the Zoning Regulations sections 60, 61, 63, 64 and 80 increasing building height to 35 feet. (Decision to be made at the discretion of the Commission)

Application No. 18-2 – **Essex Zoning Commission**. A Petition for a Text Amendment of the Zoning Regulations section 20 to add a definition for “Inland Marine”. (Decision to be made at the discretion of the Commission)

Application No. 18-4 – **Keith Knickerbocker**. A Petition for a Change to the Town Zoning map adding 23 Charles Street to the VR District. (If hearing closed, decision to be made by June 20, 2018)

Application No. 18-6 – **Signature Contracting Group**. An Application to modify Application 16-10 changing a fire pit to an accessory structure. (Decision to be made at the discretion of the Commission)

5. OLD BUSINESS

6. VISITORS AND GUESTS

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL

8. OTHER BUSINESS

9. APPROVAL OF MINUTES

- March 19 meeting

10. CORRESPONDENCE AND PAYMENT OF BILLS

11. ADJOURNMENT

- Next scheduled meeting is **Monday, May 21, 2018**

Bill Reichenbach, Secretary