

# ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

## Regular Meeting - AGENDA

Monday, June 18, 2018

Essex Town Hall – Auditorium - 7:00 PM

### PUBLIC HEARINGS

1. **Application No. 17-18** – Essex Zoning Commission. A Petition for a Text Amendment of the Zoning Regulations section 45 adding language to allow residential apartments on the same property as commercial uses. (Hearing to be closed at the discretion of the Commission)
2. **Application No. 18-9** – HOPE Partnership, Inc., 90 Main Street, Centerbrook. An application for a Site Plan review to locate a 17-unit multi-family dwelling development, known as “The Lofts at Spencer’s Corner”, at 90 Main Street, Centerbrook. Application submitted under State Statute 8-30g. (Hearing to be closed by June 20, 2018)
3. **Application No. 18-8** – Essex Zoning Commission. A Petition for a Text Amendment to introduce a newly formatted book of regulations with some additions and deletions of the current zoning regulations. Articles I, II, V, VIII and the Apendicii to be discussed. (Hearing to be closed at the discretion of the Commission)

### REGULAR MEETING

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**  
Changes/modifications.
3. **RECEIPT OF NEW APPLICATIONS**
  - **Application No. 18-11** – Dong Kim, 31 Main Street, Centerbrook. An application for a Special Exception to locate a dry cleaning drop-off/pick-up facility. (Hearing to be commenced by August 22<sup>nd</sup>)
  - **Application No. 18-12** – Tom Evans, 26 Main Street, Essex. A Petition for a Change to the Town zoning map to allow 26 Main Street, Essex, to be entirely within the Essex Village District. (Hearing to be commenced by August 22<sup>nd</sup>)

**4. NEW BUSINESS**

Discussion and possible vote on **Application No. 17-18** – **Essex Zoning Commission**. A Petition for a Text Amendment of the Zoning Regulations section 45 adding language to allow residential apartments on the same property as commercial uses. (Decision to be made at the discretion of the Commission)

Discussion and possible vote on **Application No. 18-9** – **HOPE Partnership, Inc., 90 Main Street, Centerbrook**. An application for a Site Plan review to locate a 17-unit multi-family dwelling development, known as “The Lofts at Spencer’s Corner” at 90 Main Street, Centerbrook. Application submitted under State Statute 8-30g. (Decision to be made by June 20, 2018)

Discussion and possible vote on **Application No. 18-8** – **Essex Zoning Commission**. An Petition for a Text Amendment to introduce a new, formatted book of regulations with some additions and deletions of the current zoning regulations. (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**

- Memorandum of Decision : Application No. 18-5
- Memorandum of Decision : Application No. 18-10

**9. APPROVAL OF MINUTES**

- May 21 meeting

**10. CORRESPONDENCE AND PAYMENT OF BILLS**

**11. ADJOURNMENT**

- Next scheduled meeting is **Monday, July 16, 2018**

Bill Reichenbach, Secretary