

# ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

## Regular Meeting - AGENDA

Monday, October 15, 2018

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

### PUBLIC HEARINGS

1. **Application No. 18-13** – **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 closed by October 15th )
2. **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)
3. **Application No. 18-17** – **Essex Zoning Commission.** A Petition for a Text Amendment proposing Section 45-1 (Apartments in Commercial Buildings) to allow residential apartments to be located in commercial buildings. (Hearing to be closed at the discretion of the Commission)
4. **Application No. 18-8** – **Essex Zoning Commission.** A Petition for a Text Amendment to discuss a newly formatted book of regulations with some additions and deletions of the current zoning regulations. Articles III and IV to be discussed as well as other items. (Hearing to be closed at the discretion of the Commission)
5. **Application No. 18-15** – **Essex Zoning Commission.** A Petition for a Change to the Town Zoning Map proposing a changing of the River Road Residential District to a Rural Road Residential District. Also, to expand the Heritage Gateway District. (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. 18-13** – **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. (Decision to be made by December 19th)

- **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)
- **Application No. 18-17** – **Essex Zoning Commission.** A Petition for a Text Amendment proposing Section 45-1 (Apartments in Commercial Buildings) to allow residential apartments to be located in commercial buildings. (Decision to be made at the discretion of the Commission)
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**4. NEW BUSINESS**

**5. OLD BUSINESS**

**6. VISITORS AND GUESTS**

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

**8. OTHER BUSINESS**

**9. APPROVAL OF MINUTES**

- September 10 special meeting
- September 17 regular meeting

**10. CORRESPONDENCE AND PAYMENT OF BILLS**

**11. ADJOURNMENT**

- Next scheduled regular meeting is **Monday, November 26, 2018**

Bill Reichenbach, Secretary