

# ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

## Regular Meeting - AGENDA

Monday, June 17, 2019

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

### PUBLIC HEARING

1. **Application No. 19-10 – Essex Zoning Commission.** An application for a text amendment to the zoning regulations adding “golf centers” and “batting cages” to the LI 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. 19- 9 – MacBeth Ventures, LLC c/o HT Partners, LLC, 6 Main Street, Centerbrook.** A minor modification to a previously approved Special Exception to allow for changes to the concept of a brewpub that includes a taproom, kitchen and on-site manufacturing of beer. (No public hearing required.)
- **Application No. 19-11 – Essex Glen, LLC.** A minor modification to a previously-approved Special Exception to allow for less landscaping in the common area.
- **Application No. 19-12 – Connecticut Coastal Academy.** A special Exception to locate a private school for special education within a 10,873 square foot commercial space at 192 Westbrook Road.

4. **NEW BUSINESS**

- Discussion and possible vote on **Application No. 19-10 – Essex Zoning Commission.** An application for a text amendment to the zoning regulations adding “golf centers” and “batting cages” to the LI District. (Decision to be made at the discretion of the Commission)

- Discussion and possible vote on **Application No. 19-9 - MacBeth Ventures, LLC c/o HT Partners, 6 Main Street, Centerbrook.** A minor modification to a previously approved Special Exception to allow for changes to the concept of a brewpub that include a taproom, kitchen and manufacturing. (Decision to be made by August 21<sup>st</sup>)
- **Application No. 19-11** – **Essex Glen, LLC.** A minor modification to a previously-approved Special Exception to allow for less landscaping in the common area.

**5. OLD BUSINESS**

- **Application No. 18-8** (still open): Zoning Regulations Update
- Discussion about the Bokum Node Development Overlay

**6. VISITORS AND GUESTS**

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

**8. OTHER BUSINESS**

- Memorandum of Decision for **Application No. 19-8**

**9. APPROVAL OF MINUTES**

- May 20 regular meeting

**10. CORRESPONDENCE AND PAYMENT OF BILLS**

**11. ADJOURNMENT**

- Next scheduled regular meeting is **Monday, July 15, 2019**

Bill Reichenbach, Secretary