

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Regular Meeting - AGENDA

Monday, August 19, 2019

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

PUBLIC HEARING

No public hearing scheduled

REGULAR MEETING

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

- Changes/modifications.

3. RECEIPT OF NEW APPLICATIONS

- **Application No. 19-13** – **Albert Leonardo, 59 Dennison Road** – An application for a Site Plan Review to locate an attached Accessory Dwelling Unit at 59 Dennison Road. (Decision to be made by October 23rd, 2019)
- **Application No. 19-14** – **Essex Zoning Commission** – A Petition for a Text Amendment to add “Pet Grooming Facility” as an allowed use within the Essex Village District, the Commercial District, the Business District and the Limited Industrial District. (Decision to be made at the discretion of the Commission)
- **Application No. 19-15** – **Colt Taylor, 30 Main Street, Centerbrook** – An application to modify a previous approval for a restaurant, to allow expansion to the second floor for 24 seats to the front of the building. (Hearing to be scheduled by September 23rd)
- **Application No. 19-16** – **Nick Sapia, 130 Dennison Road** – An application for a Special Exception to locate a 7,440 office building with associated development at 130 Dennison Road. (Hearing to be scheduled by September 23rd)
- **Application No. 19-17** – **Essex Zoning Commission** – A Petition for a Text Amendment to allow a Customary Home Occupation to include a Cottage Food Operation. (Decision to be made at the discretion of the Commission)

- **Application No. 19-18** – **Scott Harger, 23 Saybrook Road** – An application for a Special Exception to locate an indoor golf facility within a commercial space at 23 Saybrook Road. (Hearing to be scheduled by September 23rd)
- **Application No. 18-19** – **Cait Clark, 104 Main Street, IVTN** – An application for a Special Exception to locate a coffee bar as an accessory retail use with a commercial space that is a different retail use.

4. NEW BUSINESS

- **Application No. 19-13** – **Albert Leonardo, 59 Dennison Road** – An application for a Site Plan Review to allow for an attached Accessory Dwelling Unit. (Decision to be made by October 23rd, 2019)

5. OLD BUSINESS

6. VISITORS AND GUESTS

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL

8. OTHER BUSINESS

- **Application No. 18-8** – **Essex Zoning Commission** - (Open application)– Zoning Regulations Book Amendment Update

Memorandums of Decisions:

- **Application No. 19-9** – **MacBeth Ventures, LLC c/o HT Partners**
- **Application No. 19-10** – **Essex Zoning Commission**
- **Application No. 19-11** – **Essex Glen, LLC**
- **Application No. 19-12** – **Connecticut Coastal Academy**

9. APPROVAL OF MINUTES

- July 15 regular meeting

10. CORRESPONDENCE AND PAYMENT OF BILLS

11. ADJOURNMENT

- Next scheduled regular meeting is **Monday, September 16, 2019**

Bill Reichenbach, Secretary