

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Regular Meeting - AGENDA

Monday, September 16, 2019

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

PUBLIC HEARING

1. **Application No. 18-8** – **Essex Zoning Commission** – A Petition for a Text Amendment to introduce a new, reformatted book of Zoning Regulations with some additions and deletions of the current zoning regulations. (Hearing to be closed at the discretion of the Commission)
2. **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. (Hearing to be closed at the discretion of the Commission)
3. **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 closed by October 21st)
4. **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 closed by October 21st)

REGULAR MEETING

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**

Changes/modifications.
3. **RECEIPT OF NEW APPLICATIONS**

- **Application No. 19-20** – **Cecil Lyon, 59 Plains Road** – An application for a Site Plan Review to locate a detached Accessory Dwelling Unit at 59 Dennison Road. (Decision to be made by November 20th, 2019)
- **Application No. 19-21** – **Essex Zoning Commission** – A Petition for a Text Amendment to introduce a newly formatted Zoning Regulations book with added and deleted text. (Hearing to be scheduled at the discretion of the Commission)

- **Application No. 19-22 – Essex Glen, LLC, 14 Essex Glen Drive** – A minor modification to a previously-approved Special Exception to locate a new storm water retention area at the southwest corner of the property, and to propose an island within the south end cul de sac of the common driveway.

4. NEW BUSINESS

- Discussion and possible vote on **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)
- Discussion and possible vote on **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. (Decision to be made by November 20th)
- Discussion and possible vote on **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. (Decision to be made by November 20th)
- Discussion and possible vote on **Application No. 19-20 – Cecil Lyon, 59 Plains Road** – An application for a Site Plan Review to locate a detached Accessory Dwelling Unit at 59 Dennison Road. (Decision to be made by November 20th, 2019)
- Discussion and possible vote on **Application No. 19-22 – Essex Glen, LLC, 14 Essex Glen Drive** – A minor modification to a previously-approved Special Exception to locate a new storm water retention area at the southwest corner of the property, and to propose an island within the south end cul de sac of the common driveway.

5. OLD BUSINESS

6. VISITORS AND GUESTS

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL

8. OTHER BUSINESS

Memorandums of Decisions:

Application No. 19-13 – Albert Leonardo, 59 Dennison Road

Application No. 19-15 – Colt Taylor, 30 Main Street, Centerbrook

Application No. 19-19 – Cait Clark, 104 Main Street, Ivoryton

9. APPROVAL OF MINUTES

- August 19 regular meeting

10. CORRESPONDENCE AND PAYMENT OF BILLS

11. ADJOURNMENT

- Next scheduled regular meeting is **Monday, October 21, 2019**

Bill Reichenbach, Secretary