

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Regular Meeting - AGENDA

Monday, October 21, 2019

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

PUBLIC HEARING

1. **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)
2. **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)
3. **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)

REGULAR MEETING

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

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

- **Application No. 19-23 – Essex Planning Commission** – A Petition for a Text Amendment to the Essex Zoning Regulations to add a Bokum Node Development Overlay District. (Hearing to be scheduled by December 25th)
- **Application No. 19-24 – Essex Planning Commission** – A Petition for a Text Amendment to the Essex Zoning Regulations to add an Ivoryton Node Development Overlay District. (Hearing to be scheduled by December 25th)

4. **NEW BUSINESS**

- 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 December 25th)

- 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 December 25th)
- Discussion and possible vote on **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)

5. OLD BUSINESS

6. VISITORS AND GUESTS

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICIAL

8. OTHER BUSINESS

Memorandums of Decisions:

Application No. 19-14 – Text Amendment

Application No. 19-20 – Cecil Lyon, 59 Plains Road

Application No. 19-22 – Essex Glen, LLC, 14 Essex Glen Drive

9. APPROVAL OF MINUTES

- July 19, 2019
- September 16, 2019 regular meeting

10. CORRESPONDENCE AND PAYMENT OF BILLS

11. ADJOURNMENT

- Next scheduled regular meeting is **Monday, November 25, 2019**

Bill Reichenbach, Secretary