

ESSEX ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426

Regular Meeting - AGENDA

Monday, November 25, 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 November 25th, 2019)
2. **POSTPONED: 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 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. 19-26** – Stephen R. Cline, Trustee of the EST Irrevocable Trust, 75 Westbrook Road – An application for a Special Exception to develop a future lot. Development to include a 20,000 sf industrial building, a parking area, a new septic system and a well. (Hearing to be scheduled by January 29th, 2020)

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 January 29th, 2020)
- Discussion and possible vote on **Application No. 19-25** – Peter Williams, 7 Hanna Lane – An application for a Site Plan Review to allow a single family residence that is within the Gateway Conservation District to increase its square footage from 3,892 to 4,483 square feet. (Decision to be made by January 29th, 2020)

5. OLD BUSINESS

- **The Lofts at Spencer's Corner.** Discussion of the required amended Affordability Plan, a required nitrate and coliform assessment report, and an amended Site Plan.

6. VISITORS AND GUESTS

7. REPORT FROM LEGAL COUNSEL and ZONING ENFORCEMENT OFFICER

8. OTHER BUSINESS

Memorandums of Decisions:

Application No. 19-17 Text Amendment – Cottage Food Operation
Application No. 19-18 Special Exception – Indoor Golf Facility

- Election of Officers
- Approval of 2020 Meeting Calendar

9. APPROVAL OF MINUTES

- October 21, 2019

10. CORRESPONDENCE AND PAYMENT OF BILLS

11. ADJOURNMENT

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

Bill Reichenbach, Secretary