

WEDNESDAY, SEPTEMBER 27, 2023

**The Public Meeting of the Selectmen Board will be held at the Essex Town Hall,
3rd Floor Auditorium, 30 Martin Street at 7:00 PM**

Remote access will be available through the following Zoom link:

Join Zoom Meeting

<https://us06web.zoom.us/j/84928884797>

Meeting ID: 849 2888 4797

One tap mobile

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Please note that while an option for remote attendance is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast or its quality, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person versus virtual attendance accordingly. At this time remote participation is not available, only remote observation.

This is a special meeting of the Planning Board and is a joint meeting with the Board of Selectmen, with MAPC (Metropolitan Area Planning Council) representative(s) in attendance as the Town's consultant for the Zoning Bylaw update project. Neither regular Planning Board nor Board of Selectmen business will be conducted.

DISCUSSION TOPICS

(Note that the sequence of discussion topics may vary from sequence below as needed.)

- Discuss proposed Zoning Bylaw changes/articles for 2023 Fall Town Meeting
 - Formalize a General Use District (townwide except for existing districts)
 - Definitions - updates, revisions, consolidation, and additions
 - Dimensional & Density Regulations – addition of combined table
 - Use Regulations – addition of table of permitted uses
 - Permitted Principle Uses – addition of more detailed categories
 - Updates to Site Plan Review procedures & requirements
 - Addition of advertised hearing for change of use
 - Addition of MS4 stormwater regulations
 - Special Permits – new and/or more detailed categories
 - Possible new categories
 - Extend the Change of Use Moratorium

- Review schedule for remaining work on MAPC Bylaw update project
- Future Zoning Bylaw changes (2024 Town Meetings, etc.)
 - Zoning map with districts

PUBLIC COMMENT – questions and/or comments

ADJOURN MEETING

The Agenda Items listed are those items which were reasonably anticipated by the Chair to be discussed at the meeting. Not all items may be discussed, and other items not listed may also be brought up for discussion to the extent permitted by law.

The next regular meeting of the Town of Essex Planning Board will be held at 7:00 PM on Wednesday, October 4, 2023 at the Essex Town Hall, 2ND Floor Meeting Room, 30 Martin Street, Essex, MA.