**Town of Essex Planning Board Meeting Minutes March 20, 2019**

The meeting was called to order at 7:30PM by Chair Westley Burnham. The Meeting was held at the Essex Town Hall 2nd floor conference room, 30 Martin Street, Essex, MA 01929.

**Board Members**

Present Members, Westley Burnham, Kimberly Drake, Michael McConnell, William French, Dexter Doane

Absent Members, Matthew Greco

Building Inspector: William Sanborn

 Administrative Assistant: Mary Heeney

**Building Inspector’s Report**

The Building Inspector did not have any Building Permit Applications to be reviewed or approved by the Planning Board.

**BOARD DISCUSSION:**

Continued discussion on the Essex Downtown Zoning District.

* Existing land use maps were distributed to the Board for review and discussion. The Board reviewed the map “Essex Village Center Zoning Study”.
* Wes Burnham noted that about 85% of the properties on the map were non-conforming.
* Kim Drake noted that the map appeared to be out of date.
* Discussion on the downtown area as a separate district.
* Incorporating mixed use as part of downtown district. Commercial/Residential.
* Set limitations on what non-commercial uses would be allowed
* William French questioned if existing uses will still be permitted. Wes Burnham replied that they would.

 Additional Board discussion.

* Discussion on Wetlands Overlay District and Bylaw.
* Kim Drake suggested that when a plan is presented that shows a structure is going to be raised above flood height, it would be beneficial if the elevation above the flood plain is included on the plan.

**Meeting Minutes**

The Board Reviewed the Meeting Minutes of March 06, 2019.

William French made a motion to approve the minutes as amended.

Dexter Doane seconded the motion.

The motion was approved by a majority of the Board Members present.

**Adjourn**

Michael McConnell made a motion to adjourn the meeting.

William French seconded the motion.

The motion was approved by a majority of the Board Members present.

The Chair declared the meeting to be adjourned at 8:50 PM.

The next Meeting of the Town of Essex Planning Board will be held on March 20, 2019 at the Essex Town Hall 2nd Floor Meeting Room, 30 Martin Street, Essex and will commence at 7:30 PM.