**Town of Essex Planning Board Meeting Minutes March 06, 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, Matthew Greco

Absent Members, Dexter Doane

Building Inspector: William Sanborn

Administrative Assistant: Mary Heeney

**Building Inspector’s Report**

**139R Gregory Island Road –Map – 155 – Lot 043 Wayne Wendell**

In attendance – Richard Kanter

The Building Inspector presented plans for 139R Gregory Island Road. These plans, as well as a Building Permit Application, had previously been presented at a Planning Board meeting on November 7, 2018. The plans were being reviewed again based on a letter dated January 16, 2019 from Richard Kanter. Mr. Kanter stated that he had concerns and complaints pertaining to two Building Permits (# 4037 & 4040) issued for 139R Gregory Island Road. Based on a review of the Plans, a decision was made that if the building was to be deemed a second dwelling, the setbacks that were originally approved are non - compliant.

The Building Inspector will follow up with the applicant to correct the setbacks.

**BOARD DISCUSSION:**

* Discussion on Wetlands Overlay District
* Kim Drake attended a meeting that included zoning related to flood maps

Continued discussion on the Essex Downtown Zoning District.

* Discussion on the downtown area as a separate district.
* Incorporating mixed use as part of downtown district.
* Set limitations on what non-commercial uses would be allowed

Continued discussion on the building program for the Police & Fire departments.

**Meeting Minutes**

The Board Reviewed the Meeting Minutes of February 20, 2019.

Michael McConnell made a motion to approve the minutes as written.

Kim Drake seconded the motion.

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

**Adjourn**

Matthew Greco made a motion to adjourn the meeting.

Michael McConnell seconded the motion.

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

The Chair declared the meeting to be adjourned at 9:00 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.