

Essex Zoning Survey

Essex Zoning Review - Community Survey

March 2nd 2022, 7:53 am EST

Did you attend or watch the recorded presentation from the February 15 community forum?

#	Did you attend or watch the recorded presentation from the February 15 community forum?	Percentage
1	Yes	26%
2	No	74%
	Total	424

How familiar are you with Essex's Zoning Bylaw?

#	How familiar are you with Essex's Zoning Bylaw?	Percentage
10	Not at all	8%
17	Slightly familiar	19%
18	Somewhat familiar	29%
20	Extremely familiar	7%
22	Moderately familiar	36%
	Total	428

What is your level of understanding about how zoning affects your personal property, if you are a property owner in Essex?

#	What is your level of understanding about how zoning affects your personal property, if you are a property owner in Essex?	Percentage
10	Not sure	10%
17	Some understanding	58%
18	Very knowledgeable	32%
	Total	388

What are the most important challenges facing the Town of Essex in terms of land use?

#	Question	Least Important	Less Important	Important	Most Important	Total
1	Incompatible uses locating next to each other	7%	12%	45%	36%	379
2	There is no location designated as appropriate for growth in the town	13%	24%	50%	12%	369
3	Existing regulations are difficult for landowners and project applicants to understand	12%	30%	48%	9%	364
4	Managing growth in an appropriate and sustainable manner	4%	7%	37%	53%	375
5	Other (please explain)	12%	3%	24%	61%	75

What is the most important role the Town should play in managing land use? (choose all that apply)

#	What is the most important role the Town should play in managing land use? (choose all that apply) - Selected Choice	Percentage
1	Regulate through the existing Zoning Bylaw	30%
2	Tighten zoning regulations	68%
3	Loosen zoning regulations	5%
4	Other (please explain)	16%
	Total	380

Q6_4_TEXT - Other (please explain)

Other (please explain) - Text

revise the zoning laws to apply to current times

People should let people do what they want and mind there own business

Sole proprietorship/small business on residential okay

Tighten regulations to deter large developments but decrease 1 acre zoning and 150ft frontage for homeowners

to keep the character of the town and keep industrial growth in one area that does not destroy open space.

Design zoning with a vision for well being. SOP zoning is not progressive when the needs of the next generation are vastly different than a decade ago. A primary focus could be to create and preserve connections with the natural environment, smaller residential housing and small business all play a role. Less is best if we can live without the bright lights and billboards, fast cars on wider streets and fast food. Bring back the views of the Essex River for starters and everyone will have a better day when crossing the Causeway.

I have two friends that are unhappy with the way they are allowed to use their land. One friend is leaving Essex because they can't get approval and the other friend seems like will have to leave Essex if they lose their approval. I wish my friends could build what they want and stay. Neither of them are wealthy and didn't plan mega mansions. I guess that's the problem? Rich people can stay, poor people must leave.

Should be resident based

Protect town resources: water resources, open space. Preserve the historic character of Essex.

Maintain character of farm and marsh views along 133

Enforce existing regulations. Too much ask for forgiveness, not permission. Board members should also be required to take land use training classes such as those offered by CHAPA.

Expand regulated areas with appropriate uses

Add reasonable restrictions to protect quality of life for neighbors while allowing mixed use/home based businesses to thrive

Preventing over development r\t "affordable housing"

Quiet on the marsh to encourage the bird populations.

It all depends....Keep rural character

Create appropriate zoning areas for the town of Essex to protect residential neighborhoods

Rewrite zoning bylaws and tighten existing ones to establish clear residential only areas and business/commercial areas.

update our archaic bylaws to allow for appropriate land use

Create use zoning for the entire town

We need land use zoning in Essex.

determine limits on commercial activity in predominately residential areas. Designate industrial zones

upgrade sewer capacity

better differentiations of use

create commercial zoning in certain areas of town where commercial use in areas of town where commercial use is already there. Areas along Eastern Ave (RT 133) to the Gloucester line. Western Ave. from Apple St to the Hamilton line.

Song districts should be created to encourage growth in appropriate areas while limiting red tape.

A blend of tightening zone regulations on commercial/industrial and condo developments while not over-regulating Essex's unique character

tighten the existing bylaws to include noise, building height etc...

Continue to support local families by allowing zoning exceptions for family housing and continue to support family business. That may still allow restriction of development by non residents seeking profit only

Do not allow change in use from single family residential to any other use

Do not support arbitrary restrictions, on cell towers, for example.

ensure aquifers are completely protected and never violated

Real zoning is essential to reduce property owners' uncertainties and establish areas as appropriate for varied uses.

create thoughtful zoning laws to protect Essex and to provide appropriate options for future growth

Create a whole new zoning by-law that takes into consideration what the town's people want Essex to look like in the next 5, 10, 20 and 50 years. then create zoning districts that reflect that vision. first the town needs to create a major plan then change zoning.

Clarifying zoning and making sure all departments, (IE health,wastewater, building, etc.) all are knowledgeable and message same understanding of existing (or new) regulations. Biggest issue in my mind is getting different answers for each department when asked, especially when they all need to be involved in a project.

Find ways to promote economic growth and protect the natural beauty of Essex

Limit the number of possible parking spaces before a proposal needs to come before the town for approval.

Making more districts. Planning Board should have more uses of their special permits.

Analysis and agreement before deciding which applies

articulate town's vision of itself and the bring clarity to zoning bylaw; currently fairly vague - partly b/c of town's historic aversion to zoning but also its lack of commitment

Put on an overlay of zoning districts for certain uses, i.e. residential, commercial, industrial

There needs to be serious and comprehensive education about the causes and the impacts of ground water contamination

Add noise limits for allowable uses, residential and commercial/industrial.

Determine where some bylaws should be tightened, others loosened, as appropriate

None. There is nothing wrong with the current bylaws.

create new town zoning

Having specific zoning laws.

Essex should have Zoning Bylaws like every other town in Massachusetts

Whatever allows the town to maximize commercial taxation to reduce real estate tax burden on residents while keeping high-quality services..

Make regulations more transparent & understandable.

Not sure "tighten" would be a term I would choose. Perhaps "better defined" is more appropriate.

Enforce the existing laws without fear or favors, like the illegal building at 66 Main Street. Management means enforcement, proactively.

To be honest, I'm not sure that I know enough about zoning to really understand the intent of this question, so my response is reflective of an assumption that management requires more regulation/zoning. You don't have the tools to manage land use without it.

Reevaluate zoning - inbetween tighten and loosen zoning regulations

protecting the properties of the 90% who are homeowners

enforcement and including the the issue of noise across water

Enforcement

Try to meet the expectations of the masses not the handful or small percentage of privileged people who show up to zoning meetings and don't know any better

What makes Essex special? What things about the Town should be protected and/or enhanced? (please choose your top 3)

#	What makes Essex special? What things about the Town should be protected and/or enhanced? (please choose your top 3) - Selected Choice	Percentage
1	Open space and natural resources	76%
2	Rural and agricultural areas	40%
3	The Great Marsh and Essex River	82%
4	Local fishing industry	20%
5	Local tourism industry (e.g., antique stores, local shops, restaurants)	34%
6	Downtown	20%
7	Historical resources (e.g., scenic roads, historic buildings)	27%
8	Neighborly, small-town environment	56%
9	Housing affordability compared to other places	12%
10	Freedom to create and build businesses anywhere	10%
11	Limited property use restrictions	11%
12	Few regulations	8%
13	Other (please explain)	7%
	Total	391

Is there anything you would like to change about residential areas in Town? (check all that apply.)

#	Is there anything you would like to change about residential areas in Town? (check all that apply.) - Selected Choice	Percentage
1	Continue to allow commercial and industrial uses	21%
2	Limit non-residential uses (e.g., commercial and industrial)	62%
3	Continue to allow home occupations*	40%
4	Continue to allow home occupations*, but with additional regulations	46%
5	Prohibit home occupations*	4%
6	Allow accessory dwelling units with regulations (granny flats, in-law apartments, etc.)	64%
7	Prohibit accessory dwelling units	3%
8	Continue to allow short-term rentals (e.g., Airbnb)	35%
9	Limit short-term rentals	23%
10	Other (please explain)	8%
	Total	378

Q10_10_TEXT - Other (please explain)

Other (please explain) - Text

Home occupations should not designate that house to be commercial when sold.

Airbnbs and short-term rentals need regulations that require owner occupancy while renting and noise regulations, i.e., Loud noise & conversation is not allowed after 10:00pm.

Any accessory dwelling have to be zoned at 2 families and taxed accordingly

Establish limited commercial zoning districts to allow growth of the Essex Tax Base. As an example, zoning districts to accommodate Office Parks. Currently, the Town does not have the tax base to pay for increases in the Town's operating expenses.

Continue the same way, I'm unsure of any form of approval right now but residents should be able to appeal/challenge new commercial or industrial if they have a good reason

Allow in-family apartments/split homes

increase sewer capacity

Enforcement of the home occupation bylaw

I want to allow commercial and industrial uses but in their own zones. Not mixed in with residential areas (other than mixed-use downtown). I want to allow home occupations, but there needs to be clarity about what that means. Does a contractor who operates out of his/her home count as a home occupation if they store all of their construction equipment there? If so, I don't support that.

I believe the residents spoke clearly when the article at last years town meeting for dual use (residential/commercial) was amended removing the downtown residential streets from the article.

limit non-residential uses based on the type of business, i.e. a factory should not be allowed in residential areas

Single family homes

People shouldn't be allowed to park cars on lawns, etc. It drives down property values.

Designate areas for multi family housing

These checkmarks are all "YES" answers. Flexibility of housing options very important. Of course home occupations and MAYBE some light businesses may be appropriate in res. areas, but there must be limitations. We abut a farm that could become practically anything if it were sold.

Create a Busniss , light industrial district so locals have a place to earn a decent pay.

This question is confusing. I want to limit commercial and industrial uses in residential areas.

Be cautious of over-regulating

Start treating essex homes on the hamilton side of chebacco lake like essex residents. Repair and maintain the roads, garbage collection, mail delivery by the essex post office.

airbnb is a huge issue & threatens the concept of residential

Need to Educate residents /make aware of zoning issues that have precipitated this study through a US mail drop.

Don't change anything.

This question and options are confusing

Noise and light pollution restrictions

Affordable housing currently falls below the 5% required to avoid 40B development. We need to raise that percentage, accessory units can help.

As long as septic requirements are met, allow a 2 family to become a 3 family dwelling.

Protect residential neighborhoods and prohibit short term rentals like air bnb

Don't allow businesses that de value our residential values like pot shops

Establish zones for industrial and commercial uses

A home occupation is a remote office with a computer. You can never disallow that no matter what is legislated.

This is a confusing prompt -- "what would you like to _change_" but the options are phrased as values/priorities that could be, not that are currently. I have checked things I _value_ and want to see in place.

Under the Town’s current zoning, it is difficult to build housing types other than single-family detached homes. If the Town were to amend zoning regulations to allow for different housing types, what would you like to see? (check all that apply.) Note: see the below graphic for examples of different housing types.

#	Under the Town’s current zoning, it is difficult to build housing types other than single-family detached homes. If the Town were to amend zoning regulations to allow for different housing types, what would you like to see? (check all that apply.) Note: see the below graphic for examples of different housing types. - Selected Choice	Percentage
1	Accessory dwelling units (in-law apartments, granny flats, etc.)	69%
2	Attached single-family (townhouses, rowhouses)	28%
3	Two- or three-family homes	30%
4	Clustered/cottage homes	36%
5	Multi-family	22%
6	Single-family and/or small multi-family with attached home office (live/work space)	51%
7	Deed-restricted Affordable Housing for residents with lower incomes	31%
8	None, I prefer single-family detached	25%
9	Other (please explain)	7%
	Total	378

Q12_9_TEXT - Other (please explain)

Other (please explain) - Text

No condo complexes

It depends on where they will be allowed. I prefer to keep the character of some neighborhoods. clusters may be better in some cases when saving open space around. size and placing of accessory important.

Mutli-use in existing businesses.

Mixed-use

over 55

Over 55 town house 40B development

None! Absolutely none. These types of dwellings DESTROY our quaint towns

I'm a little hesitant to agree with anything that would cause a large influx of population, but we shouldn't be so limited with property we own.

I would want some of these types of housing to be in appropriate locations. For instance, multi-family housing should be located on larger roads not on small or primarily single family roads.

I like the current rules that help families stay. Otherwise it’s getting to expensive. I think we need additional housing styles to reduce the per residence cost.

Is it even possible to build without adequate sewer betterments

mixed-use

I would like to preserve the town character by encouraging low rise multi family housing.

In part depends on where located. If neighborhood character is high density (downtown) makes sense to permit 2-3 family and mixed use housing there. If more rural, would not like to see that. Maintaining agricultural uses is very important

Cluster zoning with associated open space.

Home offices are a zoning issue?!

We need to step up and create state-defined affordable housing units.

Multi family in my mind are very large apartment blocks with hundreds of units, like the 40B proposal in MBTS. Your hoots show small multi family which is less impact on school system. But over 55 multi family could be sustainable and Essex could be very attractive to this downsizing population segment.

New development and new zoning strategies should include Smart Growth principles, i.e. % of land to remain undeveloped, or mixed use downtown

Low income housing

Whatever increased the tax base to slow the rate rise.

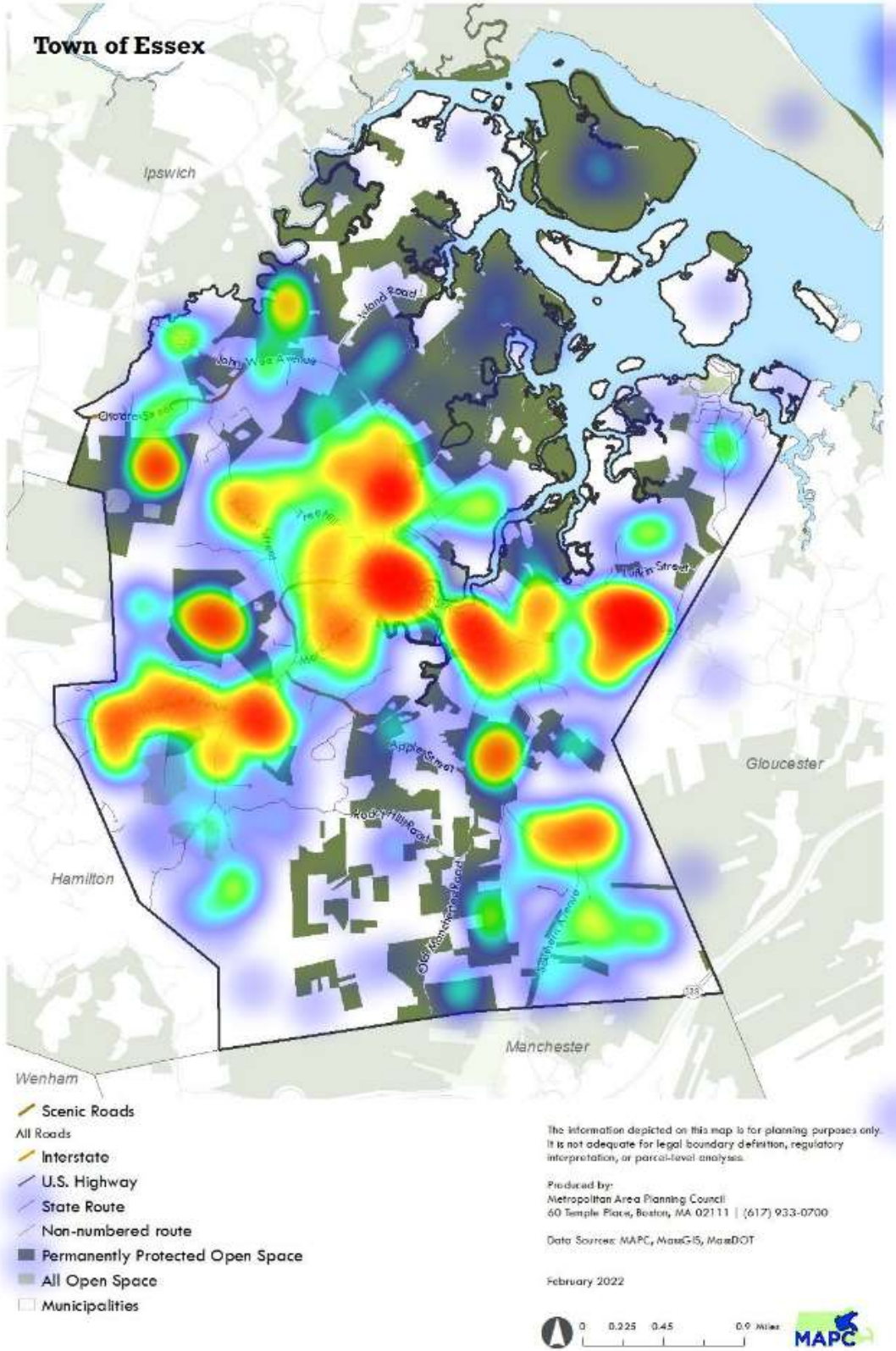
Mixed Use - Business/residential combination

I do not think that the first statement predicated this question is accurate.

Proactively court more affordable housing or someone will build it for un under Ch. 40B

Additions for in-laws and long term rental but limiting size. This could also include like garage and barn apartment as long as they those buildings are built for there intended business.

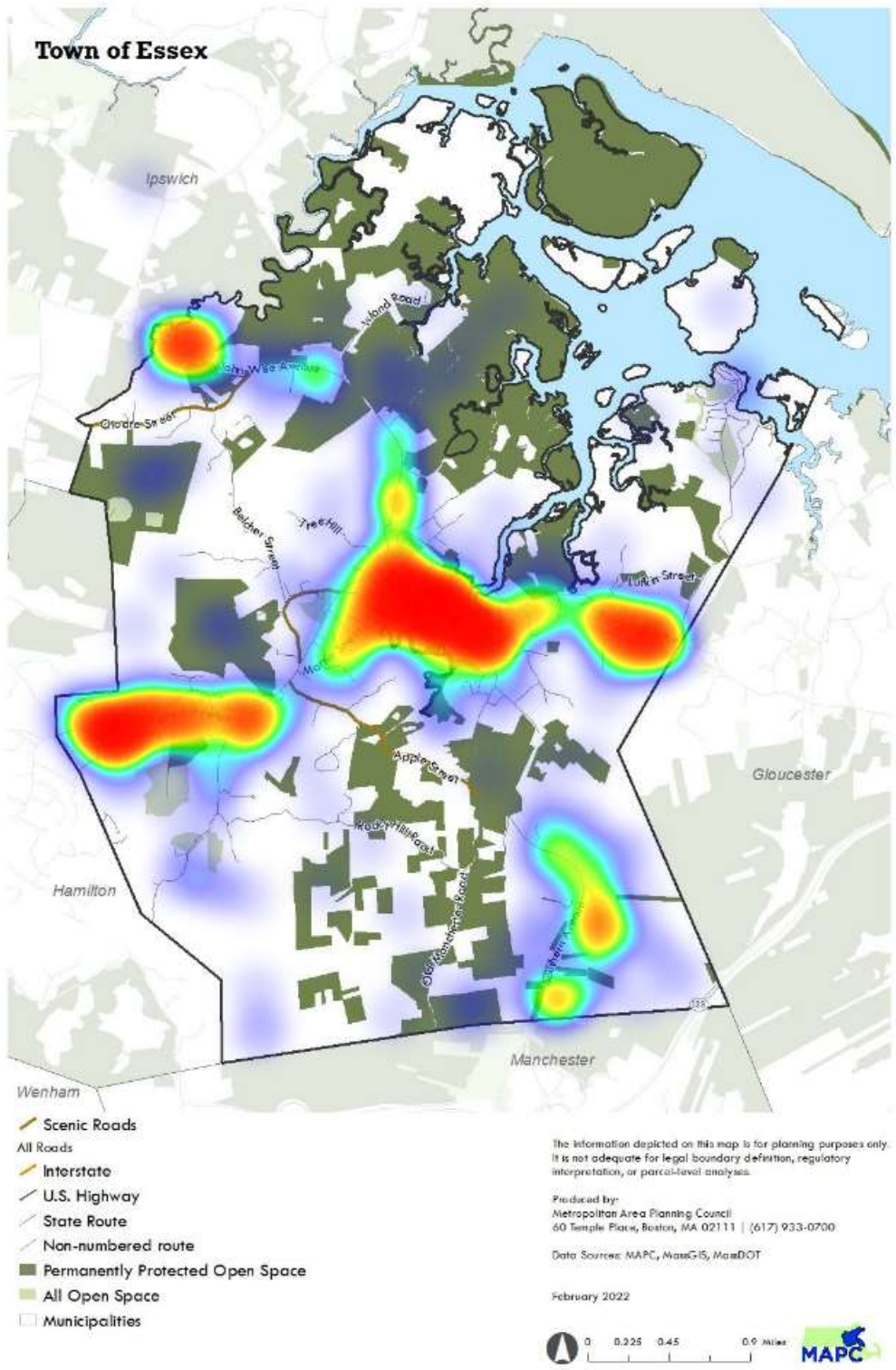
Where would you like to see additional housing options? (choose up to 5 locations)



Would you like to see the Town designate specific areas for commercial uses?

#	Would you like to see the Town designate specific areas for commercial uses?	Percentage
1	Yes	75%
2	No	25%
	Total	373

Where would you like to see commercial uses be allowed? (Click on the map to place a dot on where you'd like to see commercial uses. Please choose up to 5 locations.)



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What kinds of businesses would you like to see open in Essex?

What kinds of businesses would you like to see open in Essex?

Small shops, breakfast, professional services (hair, lawyer, accountant, drs)

CVS (pharmacy); Laundromat; Starbucks

Grocery store, light commercial (office, medical, life sciences)

Small service grocery store, home decor (non antique), large capacity hotel with conference/wedding venue, adventure (bike, hike, kayak, SUP) tour company, seasonal clothing store, waterfront bar (bar specific not food specific), tourism information center, community center, coffee house.

Sporting goods business. Ice skating arena.

Bakery, Breakfast

I don't think it needs more. Great restaurants, antiques, liquor, building ctr, variety, gift shops etc. Not sure what more is necessary.

Restaurants, small grocery, trades (electrician, plumber, carpentry), boutiques!

Cvs..Starbucks

Quiet uses that are environmentally friendly

Restaurants, Art & Antique Shops, Art Galleries, Coffee Shops, Bakeries, Small Bed & Breakfasts

Independent stores, not chain box stores

Retail/grocery store.

Small grocery market like Trader Joe's or Crosby's, ethnic restaurant like Indian or Mexican, any zero-energy enterprise.

Small Office Parks, A Small Grocery Store, A Small Pharmacy

Business park that provides full time jobs, mixed use, essential services for residents - grocery, rx

Non profit

Small grocery store, small pharmacy, cafe

Clean industry

Drug store, cafes, small grocer

Small business-local goods, bakery, cafe, small restaurants, small shops and specialty stores, fish market

Restaurants, shops, marine associated, marijuana, small market

Maybe a coffee shop (independent, not a chain)

Retail, small grocery, small busy

Bakery like Honey Comb

bookstore, cafe, food co-op, expanded farmer's market

Community service related

Restaurants, shops, small grocery/market

stores, grocery stores, type industries, not manufacturing, etc.

technology. light industrial I don't know

a small convenience store with fresh veggies, fruits, meats, etc

light industrial, retail,

artisanal manufacturing, agricultural

bakery, home offices, agriculture

non-industrial

commercial use is too broad of a term . Types of commercial activity must be determined.

Light sustainable industry, service,

Bakery, sushi restaurant,

Doctors office, lawyer, accountant, eye doctor, dentist, cafe (breakfast, lunch cafe)

Art gallery featuring local artists. People could browse while waiting for a seat at one of the restaurants in the summer. The challenge here is that Essex already has everything!

little shops, businesses that bring in locally grown food such as Tendercrop, electronic repair shop, car wash, diverse menu restaurant like vegetarian

more restaurants, coffee shops, bakeries, markets.

Martime, restaurants, retail

I would like to see businesses that have good employment opportunities and that provide goods and services we don't have (that can be sustained). I don't think we need any more food/service oriented businesses.

community friendly

cafes, bicycle shop, book store, specialty food store

Cafes, specialty food stores

Small businesses - clustered in areas designated for them as opposed to big warehouse/office space

any business growth should happen in the downtown area. Essex would do well with a bakery, breakfast options, and small gift shops

Tourism around great natural resources and open spaces, cafe

small commercial businesses, small industrial parks

Coffee and sandwich shop with seating, Asian, Italian or other type of food, gift shops

Coffee shop , art studios , deli , preschool

More of the same... Should continue to be on main roads

Owner-operated small businesses - NO chains or franchises of any kind

none, I like what we have now :)

No chains. A country store/gourmet market, something other than fried seafood.

Bakeries, cafes, hardware store - small mom and pop, no big chains

Small business, no big chains

Owner operated small business. Restaurants, small grocers, farm stands, bed and breakfast, small event space

Restaurants Pubs Antique small owner operator bed breakfast

I would love to see options for a small grocer or hardware store.

restaurants and antique shops

Variety/ boutique/cafes

More restaurants and shops

good coffee shop

Small cafe, grocery and retail

clean, service related business - no manufacturing, no desecration of land

Pharmacy

Bakery, retail shops

Bakery/coffee shop Florist

Restaurants and small shops

Food / village markets, diversify (somewhat) away from antiques

Not antique stores or fried food restaurants. Businesses that bring people in to use other services already here. Arts/entertainment would be wonderful, especially during the shoulder months.

Non, long term strategic Preservation of open spaces/resources is key to curbing commercial/industrial sprawl.

Happy with what we have

grocery Store

Since we already have commercial businesses along Route 22, I'd like to see that be THE commercial area.

Any type of small business that is not disturbingly noisy or polluting, Home businesses

Resorts. Restaurant. Hotels. Bars. Galleries.

Restaurants, high tech, boutiques/antique/vintage stores, professionals

Coffee shop and/or bakery

Grocery, retail, corporate

coffee shop/lunch cafe, bakery, small grocery, butcher, small biotech/lab (possibly marsh/marine related)

A place to buy groceries and a coffee shop with seating

Retail, Antique, Coffee, Modern/Tasteful retail.

Bakery, research lab, innovative technology start-ups, Arts-related studios, marketing communications

Retail, office, restaurant, some marine - limit industrial

Grocery. Diner.

Any that does not produce toxins. Service industry, carpentry, shops...

Coffee/breakfast in downtown

Taco place, cafe, sit down and have a coffee and get on your computer, brick oven pizza

why isn't conomo pt labeled? it's a major district

NO big-box stores, no Walgreens, no CVS, no fast-food joints. An organic grocery, health-food store, cheese shop or farmer's market in season.

Research and Life sciences proving full time good paying jobs related to NEB,

Retail

small shops: water sports, art, bakery, specialty shops i.e., places like downtown Newburyport has

Ones that keep Essex safe from commercial destruction

Coffee shop/cafe, Book store, small grocery market

Environment friendly. Limited traffic and parking

None

Boutiques, bars, restaurants,

Food/grocery store

Grocery Store, cafes, shops.

Service

cafes, small grocery store, restaurants--the kinds of businesses that are designed to meet the community's needs.

Whatever increases the tax base to reduce rate rise for residents.

Local Food Coop, pharmacy, bookstore, bakery cafe, veterinarian

General store and book store or coffee shop downtown

Business that support the residences needs not tourist

Bakery, specialty foods

Crafts, light manufacturing, service - all small business.

Dining, shopping

Ecotourism on the river

Family-owned businesses, cafes, food shops (The Mill is a great addition - would love to see more businesses like this downtown).

Cuddfish and Cape Ann SUP are also wonderful businesses that embody the spirit of Essex.

grocery, bakery, woodworking/furniture, appliance sales/repair

Grocery store, bakery

Arts businesses that take advantage of the beautiful scenery

Sandwich shop, Bakery/coffee shop, boutiques

fish/local food growers markets

Small Grocery Store

grocery, farm stand, warehouse, marine

Professional services, light industry. Would also like to see more diverse retail/food service downtown

Commercial / light manufacturing

More small take out option restaurants, small grocery store

Fish market food market

Restaurants, antique stores, cottage industries, recreational stores, Keep the marinas going but like every other town have them pay the town a fee per boat that is kept at their docks. Town gets very little benefit from all the boat related activity.

Businesses consistent with the town's resources and history, i.e., shipbuilding, seafood, small local crafts, etc.

No chains or big box stores - local, small businesses of types that are compatible with a small town (not event venues or similar big draw businesses)

small, quiet businesses, not outdoor wedding venues or outdoor entertainment businesses

Anything not a franchise or chain, and no heavy industries

Would you like to see commercial uses continue to be allowed throughout Town?

#	Would you like to see commercial uses continue to be allowed throughout Town?	Percentage
1	Yes	85%
3	No	15%
	Total	94

What kinds of businesses would you like to see open in Essex?

What kinds of businesses would you like to see open in Essex?

Small home type businesses Mom & Pop

Veggie restaurant, a cafe,

A coffee shop and a grocery store

Coffee shop, grocery store

Market store & coffee shop

whatever is profitable and useful or non-profits... like an organization to protect the oceans/marsh/organisms.

Businesses owned by residents.

Restaurants, entertainment

Grocery, Coffee Shop

Technology Companies, Marketing Companies, Retail (clothing, sports/hobbies, books, etc.)

Any businesses opening in town generates tax income for our schools and police.

Retail, customer service, grocery

Ones with low impact

Any small business that can provide a positive contribution to the town of Essex.

Retail, restaurants, galleries, grocery stores

Food options- fast food, small grocery

ones that reflect the quaint new england town that it is. Keep development in context to the area

Art Gallery, Antique Store, Pot Shop, no chain stores. Movie and Music Hall. Keep it local!

bakery, pot shops, art galleries, more antique stores, a theatre

Grocery and more practical businesses for every day life

none other than existing.

Coffee shop

Small Owner-operated in mixed use /residential areas. Any type if location and infrastructure adequate

Breakfast dinner, bakery,

ANY LEGAL & LAWFULLY OPERATED BUSINESS MAY BE CONSIDERED.

Small market like Henrys in Beverly .. bakery ..

What works for residents

any business that can positively affect tax revenue.

Related to fishing and farming

pharmacy

Bookstore, cafe, ethnic (chinese, japanese, mexican, etc) food

Coffee shop, smoothie shop, lunch place, grocery store

More family ran businesses

Non franchise, resident/ local owned

A good coffee shop/cafe, casual/takeout restaurants (Mediterranean, brick oven pizza, wine bar)

SMALL grocery store

Service Sector, Low parking demand businesses

restaurants and food-related businesses (cheese shop, small grocer, bakery, floral shop); light industrial (furniture makers, mushroom growers); shared kitchens (for startups, delivery-based shops, or catering); mobile businesses (food trucks, hot dog carts, seasonal beer gardens)

Most any, type of business changes with citizens needs faster than we can regulate.

restaurants

Anything that will make money.

We need more storefront but parking remains an issue. The town needs to focus their energy on building more parking for the town which will help increase small businesses in their "commercial area".

Any business that can thrive as long as there is environmental protection in place

Bookstore, coffee shop

Small businesses: bookshops, doctor/lawyer/accountant offices, fix-it shops, cafes

non-retail establishments...science labs, educational institutions, light manufacturing

Restaurants and retail

Grocery

Smaller businesses as already exist...

grocery store, medical

Mom and Pop

Any

Coffee shop, Bakery, grocery, car wash, ethnic restaurants, pharmacy

The kinds we already have.

NO specific preference.

Retail Shops, restaurants, boatbuilders, design studios, coffee shops.

more small independent retail

Office type

Grocery store

Anything that attracts tourists and/or generates tax revenue. Retail, restaurants, groceries, antiques, industrial, ...

marine biotechnology, environmental water conservation, dance academy

If no, why not?

If no, why not?

The existing commercial properties can be redefined or upgrades.

We use need some tipulations added

There should be strict regulations, Essex landscape is beautiful and we do not want to turn this beauty into an industrial area with all the consequences that come with it for the natural environment and wild life.

too messy

The town is a quaint New England town. I don't want it changed by allowing businesses to pop up

it could end up looking like salisbury on rte1

I believe for the size of the tow, the commercial base that we already have is more than enough. I moved to essex for the the small town community feel with lots of land and green space that it has to offer. I think it would be a detrement to start commercializing and changing what the town already is. There are so few towns left like essex and it would be a shame to chnage that.

increases traffic to area, may encroach on wetland areas, impacts natural resources

it will ruin the bucolic feel of our town

Protect Essex from commercial use

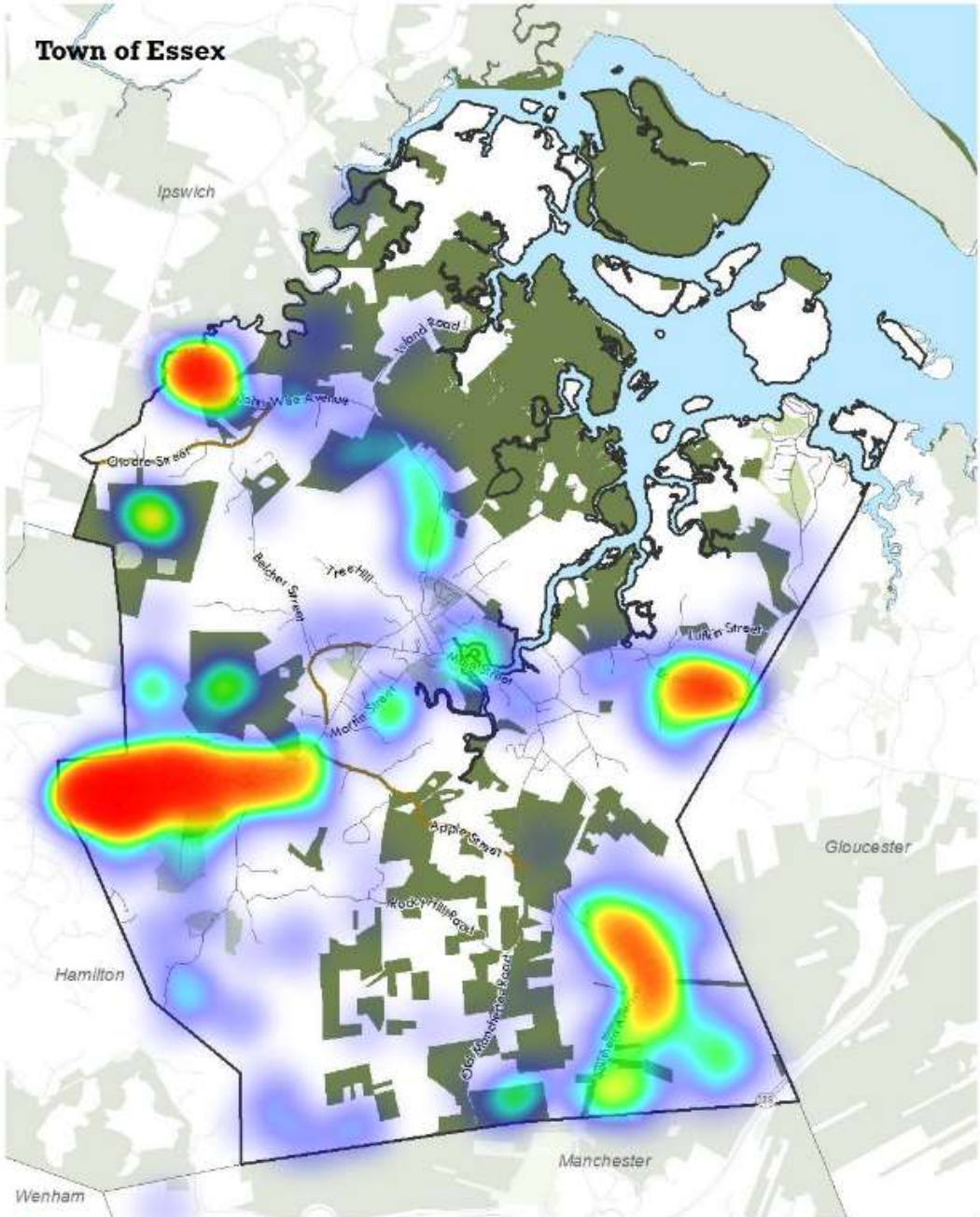
There is already too much traffic

It does not preserve the character of the town, allowing inappropriate uses occur anywhere

Would you like to see the Town designate specific areas for industrial uses?

#	Would you like to see the Town designate specific areas for industrial uses?	Percentage
1	Yes	74%
2	No	26%
	Total	365

Where would you like to see industrial uses be allowed? (Click on the map to place a dot on where you'd like to see industrial uses. Please choose up to 5 locations.)



- Scenic Roads
- All Roads
- Interstate
- U.S. Highway
- State Route
- Non-numbered route
- Permanently Protected Open Space
- All Open Space
- Municipalities

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by:
Metropolitan Area Planning Council
60 Temple Place, Boston, MA 02111 | (617) 933-0700

Data Sources: MAPC, MassGIS, MassDOT

February 2022

Would you like to see industrial uses continue to be allowed throughout Town?

#	Would you like to see industrial uses continue to be allowed throughout Town?	Percentage
1	Yes	47%
2	No	53%
	Total	93

If no, why not?

If no, why not?

Incompatible with the character of the town.

examples of industrial? I see them as energy/resource consuming vs environmentally sustainable.

The existing industry needs upgrading without expanding into our environmental sensitive ecosystems. Young families need more housing.

Traffic and noise concerns in residential areas

Essex is too small to include any heavy industrial use

I'm cautious about industrial waste

I think this takes away from seaside community that we are. And when unmanaged increase potential pollutants to our fragile marsh .

not sure what comes under "industrial use" but it sounds like factories

reduce land use conflicts (noise traffic, signage) with residential neighborhoods

Should be by special permit

That should be strictly regulated, to protect landscape and wildlife

not needed

The town is too small

Traffic, noise and hazardous waste

noise traffic and hazardous waste; not compatible with the Essex River and the Great Marsh

Please keep the residential quality of our town

I've yet to see an industrial building that could be considered an asset to any town, let alone one like Essex

No industries at all

appropriateness

It ruins the feel of a cozy seaside town

environmental impact

there are plenty locations within easy reach of Essex for industrial use - not appropriate for Essex to support industrial growth

Hmmm, What's "industrial"? WOuld not want to see anything that triggers State or Federal regs. involving water discharge, air pollution, or noise standards, and probably a few other noxious impacts..

It is all about balance. This question makes it hard because it is about working within the town scope as to what keeps Essex a small, supportive community.

Industry makes me think of pollution and noise

Maintain residential character of town

There is already enough

Depending on the "industry", might be inappropriate and unfair to locate in some spots.

We don't have appropriate separation between residences and industrial. That ship has sailed.

Essex fails at regulation- i would be in favor if well regulated

not appropriate for our town

there's not enough space in town for industrial use

they interfere with the small town/rural nature of the town -- loud, threatening to the environment, too apt to encroach on neighboring residential areas

Essex is small and industrial buildings are too large

Preserve Essex' character

small town politics and it's impact on disproportionate decision making

There is enough of this industrial activity in town. More would absolutely ruin what makes Essex the place that it currently is.

To preserve the small town atmosphere and protect the environment.

Essex is not an industrial town. I don't think industry should be encouraged.

The character of this town is rural, scenic and quiet; industrial business tend not to be.

It just takes away from the character of our small rural town. We don't want to have to move hundreds of miles away to find quiet non hustle bustle

Not needed in this small town. Existing industrial encroaches on residential and impact wetlands

If the Town were to limit specific types of businesses or commercial/industrial uses that could be developed, what would you like to see restricted?

If the Town were to limit specific types of businesses or commercial/industrial uses that could be developed, what would you like to see restricted?

Where could cause harm to local environment

Industrial manufacturers

Home businesses that include any commercial or industrial equipment/accessories that are parked or stored outside on said property. IE boats, commercial use trucks, used cars.

Adult/pornography shops or adult/exotic dancing

Quarry

Entertainment, manufacturing

cell phone towers, very large industrial or office buildings

Cell phone towers, large office buildings, industrial complexes

I believe that newly built business/industries should aim for net zero, to be environmentally sustainable in all ways.

Hotel, marijuana retail, pornography stores, strip joint, windmill, antenna, dump, late night activity, bar

No building on virgin forest or environmentally sensitive lands, high restrictions, lighting and noise restrictions and thoughtful traffic planning.

Large manufacturing

Adult business (examples: pot, nude entertainment/accessories) non-eco friendly, large box stores

Low impact businesses and low impact commercial / industrial

No chain restaurants

oil and gas. Polluters. Cows.

Must be a resident to own the business

Anything that involve excessively large structures (Great Marsh Brewery negatively changed the entire town and view from up River) , environmentally harmful businesses,

No Chemical Companies, no Bio Labs, no Hospitals, no Chain Stores like Home Depot or Costco, no Supermarkets, no Cell Towers, no more Gas Stations.

Uses that produce pollutants or hazardous byproducts that will have to be shipped out over roads thru fragile ecosystems.

None

Any industry that could contaminate watershed...

Auto dealers, repair shops, drive throughs, formula retail/restaurant

Chemical manufacturing, any manufacturing generating toxic wastes

Any industry dependent on fossil fuel and heavy trucking

None

Car dealerships,

Large Chain Stores

Anything with significant customer traffic, smells, pollution concerns, or noise

Big condos and apartments, strip malls, big box stores

Chains

no heavy industrial, nothing that brings excessive traffic and noise, nothing that has 24 hr business

processing plants/ food, garments, etc.

Noise, traffic, heavy machinery

Fast food establishments

Industrial uses

Shopping centers, chains, large scale manufacturing

Large, industrial looking buildings. Ex:great marsh brewery IS TOO LARGE for the town

Pollution of all varieties, including noise and nighttime light.

auto shops

venue businesses, boat storage facilities, no strip clubs or anything of that nature

Anything not in character with Essex's charm

Things like the Porta-Potty business out on Southern Ave

boat storage and garages are unsightly: I'd like to see better beautification of these businesses

we dont need more antique stores and we dont need dispensaries.

Anything that would pollute, including noise and smell, and otherwise negatively impact residents enjoyment of living in Essex

hazardous waste

Any industry would have to provide concrete plans on how they would dispose of their industry waste.

No heavy equipment

Restrict restaurants, antique stores, liquor stores, environmentally harmful businesses/industries

Industrial uses and any commercial entities in prescribed residential areas

Big Chain Stores and Businesses of all types. No more Auto Sales Lots.

chain stores

alcohol, brewery, bar, liquor store

High traffic, polluting or hazardous industries

Limitation on size in order to control traffic and not encourage destruction of open space

large factories, large housing developments.

marijuana growing facility, firearms dealership or other businesses that are connected to increased crime/require increased security. Businesses that cause increased pollution and harm to the quality of air and scenic beauty of our town.

large land use, loud manufacturing, etc.

Any commercial/ind. that would present a threat to environment

Any dirty industry

location needs to be appropriate in scale and nature ie:dont allow a hazmat refinery open up next to someone's house. Protect the residents of this town!

non-environmentally friendly businesses

any type of petroleum-related business, heavy industry, commercial uses that involve heavy truck traffic, equipment yards

heavy industrial ; environmentally incompatible ; associated with heavy vehicular traffic

avoid heavy manufacturing

Industrial spaces

There should be significant set backs for new commercial/industrial uses to keep the town looking rural

large-scale Industrial manufacturing.

Apartment buildings

Essex Town capital Projects

Bars, strip joints, casinos, hazardous materials manufacturers, high-volume retail in residential areas.

I dont think we should hav any heavy industrial.

Anything that poses as a noise nuisance or air quality threat

Event venues, wedding venue, loud businesses with traffic

Two things: airBnB, because they disrupt neighborhoods, and junk yards, because they also disrupt neighborhoods. Residents should not be allowed to rent out their back yards for mid term or long term storage of boats, cars, buses, trucks, shipping containers, construction materials, etc. I think residents should not be allowed to turn their yards into junk yards. So yes, junk yards should be designated commercial/industrial and regulated accordingly.

dirty non environmentally positioned or dirty by products Good use -- solar panels, wind turbine 1-2

Industries that negatively affect the environment.

Anything that can impact nature, landscape beauty and wildlife

High energy use and high pollution restrictions. Priority given to preservation of open space.

Restrict industrial manufacturing that utilizes any hazardous materials or results in any waste product that is harmful to humans and the environment.

Hazardous

I would like to strongly restrict loud and polluting businesses generally. I'd like to protect residential areas and natural areas from having commercial/industrial uses mixed in them (other than a downtown mix of businesses and housing or neighborhood commercial).

Heavy truck traffic

Industrial

Any business that would be a threat to our natural resources/water supply/air quality

All

Large corporate office space.

NO RESTRICTION ON LEGAL BUSINESS

larger companies should be restricted. should all be local people supporting other local people

Not really sure ...

Marijuana

Businesses requiring large truck deliveries on a frequent basis, businesses that are loud, businesses that attract large volumes of people

Chemical , franchises (verizon, subway,)

No chains or franchises of any kind, no industrial uses

restrict anything that makes noise, adds traffic, or generates hazardous waste

Manufacturing

Antique stores

Only industrial use permitted should be storage facilities.

Chain liquor stores, ammunition/gun/hunting shops, pawn shops, check cashers, casinos/gambling, prisons - sound restrictions, pollution restrictions

Sound restrictions, pollution restrictions, no chain liquor stores, ammunition/gun/hunting stores, pawnshops, check cashers, casinos/gambling, prisons

Chain stores, marijuana shops, chain hotels,

Zero Pot shops chain/hotel/restaurants

Those creating pollution and those using too much water

Size of buildings

If we have to have industrial buildings, they's best be 'light' industrial and hidden from view.

heavy equipment, noisy and/or eyesore sites

No fast food chains.

Storage units and gas stations

Any large business or businesses that would ruin environment

oil, gas, drilling, storing transporting

auto body, hazardous waste generating, junk yards like on Eastern Ave.

noise

Condo complexes, chain restaurants, tall business buildings

Strip malls

Industrial restrictions only

large chain stores

Any business that disrupts peace and quiet of a neighborhood.

Industrial, gas and manufacturing facilities.

Adult entertainment and cannabis stores

Franchises

restrictions should apply to any and all commercial/industrial activity generating waste and sewage and environmental contaminants

Self storage

Anything that may be harmful to the air quality and/or will leave an environmental footprint.

Big Box stores, parking,

Chain restaurants/fast food/chain convenience stores

big box stores

Cluster housing, 40B

industrial

previous answer

Dispensaries

Storage units, heavy equipment businesses,

Polluting maufactories. Waste disposal. Noisy industry

I would like to see size limitations, as well as the ability to have sufficient parking.

No Commercial chains (I.e Papa Gino's)

noise and pollution

No trucking companies...no out side storage of materials , boats products except in industrial zoned areas...not in residential

commercial, big box type of businesses.

End encroachment of com/ind within neighborhoods

light industrial, office and mixuse

only limit industrial uses with hazardous materials

Anything with a tax exempt status

No extremely noisy businesses or businesses that operate around the clock

light industry, a downtown similar to Ipswich, stores for shopping beyond gift shops.

no businesses that would affect our drinking water quality or supply

Larger industries, chemical production, larger outside venues with loud music

None.

light pollution

Big trucks are a staple in Essex. From noise pollution on 133 to wear and tear on the roads, we should limit industrial use to the outskirts of town.

Communications towers, chemical manufacturing, raw materials manufacturing, waste management

storage units, large shopping plaza's, Heavy industrial areas like digging for gravel, cell towers, chemical plant,

Encroaching on residential areas. Keep the neighborhoods what they are

agriculture & meeting places such as coffee shops

anything that can't be contained indoors if it is noisy, dirty, crowded or visually distracting.

I don't think anything should be changed from what it is now

Any industry that causes a lot of noise pollution

Anything that would disrupt the natural beauty should be limited, but not restricted fully.

Cannabis shops, corporate junk food restaurants

Anything that is noisy, smelly, or could cause pollution.

disposal processing, chemical, in other words, "dirty industry"

No to industrial or large scale commercial/retail (eg big box stores). SX lacks sq miles and is a VERY small town.

None, some types are appropriate for downtown, others should be located in more industrial areas

storage units; any chemical storage facilities; gas stations; cell towers; large chain retail stores (McDonald's, WalMart, Starbucks, etc)

Any polluting industry,

Jet Skis

Large trucking operations, and 24/7 operations

I am not in favor of total bans, but prefer very tight restrictions, depending upon the business.

Need to have rules around what the property looks like

Service business that store their equipment and service other parts of the state. If they chose to do this it needs to be completely out of site of any neighbors or roads and they need to pay a much higher tax rate with properties assessed for their full value not just land and buildings but use.

Big box stores, food franchises, polluting businesses

heavy industrial regulated , light industry only

Factories

Big-box, fast-food, Walgreens, CVS, and any industrial with the potential to pollute wetlands/river/air should be restricted.

industrial, marijuana/alcohol sales

Anything that brings in heavy trucks regularly

Anything that produces harmful substances to air or water

Polluting industries

Anything with toxic chemicals or loud

Industrial/anything with an environmental hazard/where noise has to be considered

no further chains or franchises, no large scale commercial businesses (ie: home depot). no commercial near residences.

Don't do it

heavy industry

Large, hotel type housing

Any box store / mega businesses

Anything that causes foul air or water pollution.

pollution emitting factories; industrial waste facilities,etc

Nothing. It's not a desired area for industrial use.

limit heavy industrial

any machine shops or industrial shops that might not be environmentally appropriate or places that do not enhance the natural aesthetic beauty of our scenic town

anything that uses water and creates waste water

everything that's out of scale with our small seaside town

No Large businesses like big box stores

Traffic, parking, noise, disturbance to environment, and other infringes on residential property

Marijuana shops

Limit manufacturing and other industrial uses that have strong potential to negatively impact environment.

Chemical mfg,, anything that could harm the River ecosystem

no limitations, as long as they are not located near residential neighborhoods or open space/natural resouces

Chains

Factory

Factory or any function that impacts the adjacent areas (ie smells from recycling or compost)noise and or light pollution

Essex is so small and located in such a beautiful area that I believe we should focus on driving commercial growth the residents can benefit from directly - gathering places, shops, cafes, restaurants that are used by residents and visitors alike. Industrial uses are not consistent with Essex's culture and small town feel.

No storage facilities

n/a

Development that does not meaningfully increase the tax base to reduce rate rise for residents.

Liquor stores, pot shops, paintball, shooting range

Storage facilities and heavy industrial

Liquor stores, bars and restaurants

Large industries with high carbon footprints

Big box stores, marijuana stores, liquor stores, bars, adult entertainment

Wood splitting, chemical manufacturing

industrial use

Any industrial business that would highly impact the town enviromentally

big box stores

Boat yards, building materials companies, anything requiring extensive open-air storage of heavy equipment, etc.

loud businesses using heavy equipment

Pollution, noise, runoff, height, parking lots, materials used.

chain businesses (starbucks, mcdonalds, cvs, etc)

Businesses that harm the environment or make a big amount of noise

I think that we should tax businesses. I would like to see incentives encouraging independent businesses rather than large chains.

Big box stores, adult entertainment, marijuana facilities, alcohol

Corporate chains and strip malls, residential air bnb

Large scale business, commercial/industrial

There are currently zero homes in Essex for sale. When a house goes on the market it's gone almost instantly with a bidding war. People are flocking to Essex, and no zoning is not scaring anyone away

Anything that causes exhaust, loud noise, or too much traffic.

I would like the downtown, causeway and scenic by-ways to be protected from over development. There should be restrictions on size and type by businesses and buildings; as well as keeping the historic houses intact. (ex: It was a shame that the church didn't maintain that house that had to to torn down.)

Pot Shops

Septic company

No restrictions on specific types.

fast food industry

areas that allow a business to saw wood without any building.

Heavy land use development

any business that produces light pollution or toxic fumes or heavy water use

Industries that pollute land and water

No NIMBY

Marijuana, chemicals, uses high in pollution

Anything that would increase traffic, particularly heavy trucks. Or ruin the semi-rural atmosphere of the Town.

None

heavy industrial (non-business hours type operations) or industry that involved significant heavy trucking, for example

Tattoo parlors, pot shops, anything with neon lights/excess signage.

None, Again, we need designated commercial/industrial zoning areas along with a higher property tax for those areas commensurate with rates of nearby towns.

Large manufacturing companies

businesses for which the point is to draw large crowds, businesses that pollute and/or are incompatible with a small town that is primarily residential and not set up for large businesses

Noisy, polluting industries. Industries with large, ugly buildings.

no outdoor wedding venues, no outdoor entertainment, no large industrial businesses

Size of buildings, hours of operation, parking or ppl limits, eyesore issues, use of resources (like using our river for non residents)

Large structures.

pot shop

Do you have any additional thoughts you'd like to share about the different land uses that could occur in Essex?

Do you have any additional thoughts you'd like to share about the different land uses that could occur in Essex?

Manchester is building a 40R light commercial district at the boarder of Essex. We should do the same

Essex needs to decide to draw a line in the sand at this point and create a 30-50 year plan on what the town wants to be and how it's zoning / land use can cater to it. The town itself is at a disadvantage from other towns as it does not have a specific "town center" and is sprawled. By creating a welcoming resident and tourist friendly commercial district from one end of town (crossroad of eastern ave and southern ave) down Main Street to the other side of town crossroad (Martin and John Wise) specifically and smartly designed to cater to commercial use and foot traffic friendly area with public parking. Either side of town it can be built out from there. It would also need to take into consideration the rising water levels and ways to deviate those levels as well as solutions to alternative means of access for traffic and town growth demands.

Have more parking for beach at Conomo point and have bathrooms or Porto potty's

Restrictions on parking to prevent large retailers from moving in

No big housing projects or condo complexes

I really love that people are easily able to run a variety of different businesses out of their homes

I like that Essex allows people to use their property related to their business, for small businesses owners, that is essential

more agriculture perhaps

Land use is only one part of preserving a community so that people will continue to want to live here. Think ahead and apply every imaginable new trend and technology for a future that is much different than the three hundred year history of Essex.

Maintain availability for residents to develop business in town

I support thoughtful business growth and the sanctity of one's home residence and would like to see future changes allow for harmony and sustainability of the two coexisting effectively.

No cell towers in residential areas

Continue keeping open space along the Essex River and other areas close to downtown

There should be different tax rates for commercial & industrial the residential

Any type of plant farming should be encouraged.

Residents should be allowed to operate a business from their property with respect for their neighbors

Promote more agricultural use and tax benefits that would encourage agricultural use

The preserved open spaces, agricultural land and wetlands in Essex make it unique and desirable as a place to live and work. Essex residents value the beauty of the landscape and do not want to see commercial, industrial and high-density building take this away or encroach on their neighborhoods.

No chemical or industrial uses that produce hazardous materials shipped thru this fragile ecosystem.

I just don't see where we have room for this expansion. Not only land but water usage etc

. Currently, Essex has a static revenue base which cannot accommodate new/maintain existing infrastructure projects needed to support the Town's essential capital projects over the next 5 years

Better access to water Essex river

For more impactful business require special permit

home businesses bring tax dollars to the town that can make a difference. Landscapers, fire wood, Rossell and many other companies do a great job in land use.. New Restaurants on the Causeway could have used some professional design help to have better fit into the existing landscape.

More restrictions on large housing developments and commercial businesses in residential areas

No corporate stores like Home Depot, McDonalds, Stop and Shop, etc.

Keep open space!! DO not develop!

not enough senior housing .. we need to keep in mind that as a demographic ages, they are not considered - the older population is a forgotten and neglected demographic

why dont we have a "tucks" point situation that could be sued as a rental for residents. Chebacco gets over run with non residents and we have ocean front options like out at conomo.

I'd like to keep the small town feel. No major changes.

additional parks and open spaces

More parks and open space.

keep it local, support the arts, music venues, support our local history and museum

more retail! more food!

I don't want to any growth to occur too quickly

Would hate to see John Wise Ave developed

Keep it small. Large industrial-type of businesses are inappropriate for this tiny town.

keep industry/commercial away from residential

preserving the rural, residential, and agricultural character is important

We need to preserve the scenic and historically agricultural feel of Essex ... before it's lost for good!

Ipswich grew too fast. Be very thoughtful, considerate, and consistent.

Grandfather what is already in place

Be very careful with new subdivisions, commercial and industrial uses to protect the rural feel of the town.

allowed uses should be viewed in the context of compatibility with the residential/pastoral/scenic character of Essex with the goal of preserving the essence of a small-town. New land uses should be planned in manner that maximize setbacks and minimize signage, lighting, and traffic impacts.

this topic is complex and will require much study and discussion .

No

Essex has had the same zoning for @50 years. People can't wait to move here. Property values are high. Tread carefully!

Buildings like the brewery down town dont fit in essex it to big, its unsightly.

I'm all for zoning districts. It's no fun when your neighbor turns their house into an airBnB and car loads of people arrive from big cities every Friday to party until Sunday. Essex is a beautiful quiet town. It has everything we need and great people who have been taking good care of it for two hundred years. If you think we need zoning districts to enhance protections, please go ahead! We have a duty to keep it beautiful for the next generation!

more permanent open space

I hope that you are going to keep in mind that there is just one Essex in the world and tons of industrial development. Let's not destroy this slice of heaven please

I feel it should be a priority to leave open space open- no development is the best development.

Resrrict high volume apt buildings

Keep small town feel

Small contracting and service businesses would benefit from development suited to them

NO

it should stay as quiet as residential as possible. Its the reason people move here

Better space foe the children of essex to use for out door and maybe indoor activities...

The area around the pipeline should be better protected and accessible In conjunction with Gloucester to drive tourism

Businesses other than restaurants need to be taxed at a significantly higher rate. This will limit non residents from building commercial use only

There should be restrictions on the type of and amount of 'trash/storage' residents are allowed in their yards. We should avoid looking like you're driving through parts of Rowley or NH

Encourage more agriculture

Single family residential with detached accessory bldgs ok, owner-operated commercial, no new industrial uses, grandfather existing uses

I would like to see the establishment of historic districts and additional scenic byways. The town is slowly losing its character, and we have to stop that from happening.

Model after masconomo park - revamp tennis courts, accessible playgrounds, walking paths/sidewalks, make the "downtown" feel more user friendly

Please do not permit condo complexes - especially behind Meadowbrook Farms! Protect wildlife, wetlands and trails!

Do not permit condo complexes and protect our wetlands and wildlife and open trail space

Expanded trail system for recreational use, more access and parking at Conomo point.

Restaurant Conomo point Small craft launch behind town hall

I would like to encourage the town to preserve green space when possible and allow options for access to living in our town for more individuals and families.

I like that we are not just a bedroom community for wealthy people who work elsewhere

Commercial zoning would, in the best case scenario, draw new business growth away from residential areas

There should be enough cell towers to provide adequate coverage everywhere. It's a public safety issue.

Variety of housing types

I think it should just be single family homes

public access open space, dog park centrally located

I like zone 1 option

We need a grocery store

The current zoning is what makes Essex unique. Giving residents the right to make a living at home while having the flexibility of what to do with their properties.

No events venues!

Essex is essentially a residential community - must be maintained that way

I would like to see the commercial areas set back from the main roads so you don't see as many commercial areas as you're driving through the town

marks in previous maps should be ignored (I couldn't edit my erroneous choices)

no more storage units, no towers near residences

More tourism related businesses. Small grocery store and/or general store. Coffee shop and bookstore downtown

Emphasize conservation of what is lwft of Essex' s scenic beauty. Over the last 35 years I have seen increasing encroachment on whatr was once beautiful rural land. Essex does not need to look like every other sprawling industrial complex.

I'd prefer to have no "chain" businesses here in town.

Commercial and industrial encroachment will upset small town feel therefor lowering property values and desirable living.

The town need to look at this seriously, whith any changes the town will die because it will not be able to support services for the public.

Please keep the majority of Essex a mix of uses AND expand mixed use options (live/work studios, light manufacturing with apartments above); more outdoor event venues (semi-permanent, seasonal); minimize parking requirements and instead focus on public parking and transportation connected by safe sidewalks

Need to look at regulating / limiting stand alone solar arrays, waste of land and resources

just controlled growth. Having a pot shop near residential areas was not a good idea.

We should tread carefully so our town doesn't turn into a Beverly or Danvers. Our land and water cannot be replaced. I am especially concerned about all of the land along John Wise Avenue and the potential for large developments. I would not want this area turned into strip malls or worse!

Stop interfering with other people's property uses.

It seems that little is done to promote new small business in this town and that the new zoning would limit new business to the causeway. There is no room or parking for more business on the causeway so essentially shutting down new business from moving in.

Seashore access for marine aquaculture businesses

Could build more parks

I would like to encourage more agricultural use of our land and also more small/affordable homes and rental units for folks with lower incomes, like farmers, artists, and young individuals and families to widen our community's diversity

i think its a mistake to change the current bylaws which could change essex for what it is.

Keep it beautiful.

Keep Essex as green, rural, and lovely as it is

residential areas need to be kept residential

Apply common sense as to what land use makes sense in the various areas. Some thoughts should be given to controversial land uses like cell towers, windmills - every industry with a strong Nimby effect.

Clearly, Essex has a zoning conundrum and given the way it is currently designed, there are limits to what else can join the current model. But essential to the town's longevity and small-town feel is protecting its rural character, as well as its natural resources such as the Great Marsh and Essex River basin. Not an easy task!

Essex is environmentally sensitive because of the marsh/wetlands, soil type, and bedrock thus land use policies need to take this into careful consideration. We already have industrial businesses situated in the ground water recharge area!

The town's most valuable "products" are its natural beauty and fresh food (farms, shellfish, restaurants); top priority is to protect these.

Until the Town agrees on desired residential development, I think it unwise to tinker or to drastically change the current regulations into zoning districts.,

More multi family housing

Anything to raise the tax base. Bring nee business to the "downtown" (kind of a joke), other than antique shops and restaurants

Continue the mix of commercial and residential .

Keep Essex small NE coastal town. No more architectural disasters.

I'm in favor of protecting all the open spaces around town while allowing for housing that's affordable so young couples and elderly can afford to live/rent/own in Essex. I'm not in favor of "selling out" to commercial interests and developers just to get the taxes. Example: the Great Marsh Brewery should never have been built that tall and close to the road. Need restrictions (and elected officials) to prevent that in future.

High volume traffic on our narrow in village streets poses a safety hazard for residence, particularly children.

Could we be attractive to manufacturing business? We need to create a plan for growth and should be lobbying our house and senate reps at both state and federal level for government agency ot other to be placed in Essex to help sustain and diversify tax base

Restrictions based on what can be built over location seem preferable

zoning should ensure protection of our natural resources, wetlands and watersheds and prevent potential for commercial or further industrial use.

More public parking is need in order for the "Downtown" to grow.

Essex has a great deal of Marsh land that has acted as a necessary filter for hundreds of years. I do not want to see the marsh tampered with for ecological reasons and for scenic reasons. The open agricultural land and marsh land is essential to the quality of life for many, many Essex Residents!

Don't change anything.

affordable housing must be at the forefront of zoning considerations

A parking lot for visitors and boaters and paddlers

no large apartment, commercial or industrial construction

Essex has a wonderful opportunity to become an outdoor enthusiasts' destination. With the wealth of natural resources and the preservation of open space, Essex attracts many to its woods and shoreline.

We need zoning especially in residential neighborhoods.

Protect our environemnt

We need to protect peoples' homes from becoming part of an industrial complex and preserve the beautiful neighborhoods we have.

n/a

Please consider whatever zoning is required to increase the tax base so that we may continue to have high-quality services while reducing the burden to residential taxpayers.

The businesses currently in Essex mostly serve the tourists, not the residents. We are heavy with restaurants, liquor stores and antique stores, with little serving residents' daily needs.

I strongly support reforming and tightening zoning in Essex to bring it in line with other towns across MA

Farming should be encouraged

Limit future green space. Change law to make green space taxable. Chapterland taxes should be increased.

Protect open spaces on John Wise Ave and protect flavor of John Wise Ave. Don't let it turn into a strip mall. The creep has started agricultural

I would like to see the size of businesses restricted - perhaps by square foot or vehicle traffic - no large parking lots

I would like to keep industrial development away from the marsh

I think we should have more affordable/elderly housing.

New laws on open spaces so they share some of the tax burden. Increase business property taxes.

Maintain single family homes

Please don't let Essex get overdeveloped. The small town charm, open spaces, beautiful river and historic houses should not be compromised by development.

I am wide open in terms of types of land uses. Common sense reviews of opportunities are important.

the aesthetic...the brewery reflects a growing industry but it's visual on the causway is a pronounced negative

ensure that all residents have excellent internet/cellphone service

Work hard or preserve what we have. It is very unique and we are lucky!

Keep the town rural. Manage the use of industrial lighting in the existing commercial buildings

Dog Park-even though there is not a leash law, it would be nice to have an enclosed dog park

Zoning should not allow these event venues or other similar business uses to be plunked down in residential areas, particularly with agricultural areas abutting,, or permit variances to allow such disruptive businesses in these areas altogether.

No

1. Make better use of park space for youth recreation. Don't just rebuild tennis courts, add basketball court to Memorial Park. See plans that were proposed 10 years ago. 2. Tax boaters that use slips at the town Marinas as all other towns do. People using moorings pay a fee to the town so why don't people using slips do the same. 3. Find a way to gradually take back the land on Conomo Point. Essex needs its own "Tuck's Point" or "Stage Fort Park". 4. Use town owned land to the advantage of the residents including for recreational as well as income purposes. 5. Work with the Green Belt and MECT to acquire properties that connect to continue to provide hiking trails.

We clearly have an issue with affordable housing. Given the current real estate market conditions, the opportunity for affordable housing and all related housing issues in Essex represents a significant challenge. People who have grown up in this town and have raised their families here, are reluctant to downsize because to do so means moving out of Essex. Even when it is clear that they should consider other options, selling is not a consideration. As of this morning, there is one home for sale listed in Essex on Realtor.com. I would like to see available land in Essex used to develop more small cottage/granny pod units to provide many long-standing residents with an option to stay in the town. This would free up some larger, family friendly homes which might, at some point, become appropriate for the creation of affordable housing units. it is clearly not an easy issue to resolve, but given all current market circumstances, viable options for people who want to downsize and stay in Essex, needs to be a consideration.

more agricultural and similar businesses - farm stands, garden centers, specialty grocers, businesses related to the river and waterfront that are NOT simply designed to provide access but to enhance the waterfront

The value of property in Essex (residential) depends on preserving the rural, diverse, beautiful. Uses (e.g. tourist) should be consistent with this character.

The least intrusive are small home business that don't need much parking.

Any changes are meaningless without enforcement. In Essex, it's easier to ask for forgiveness than to get permission.

How can we make the process easier for homeowners or small business owners to understand and navigate vs larger businesses with cash flows and resources. It feels complex to simple ppl

Increased buffers allow for more flexibility within the structures

N/A

Do you think there should be amendments to how home occupations are regulated? (check all that apply)

#	Do you think there should be amendments to how home occupations are regulated? (check all that apply) - Selected Choice	Percentage
1	I have no problem with how they are currently regulated.	43%
3	I think they are regulated too strictly and requirements should be loosened.	5%
4	I think additional regulations could be beneficial.	37%
5	I think the current regulations are good but could be better enforced.	26%
7	Other (please explain)	10%
	Total	308

Q18_7_TEXT - Other (please explain)

Other (please explain) - Text

Enforcement of this bylaw is needed desperately.

Increase employee allotment

As stated earlier, houses designated as such should not be considered commercial when for sale.

Most home occupancy business are cohabitating without a problem. I am unsure if regulations are being enforced.

Commercial use should be more restricted and NOT be less than Home Occupation requirements.

people bypass the regulations all the time! It depends on who you are and who you know in this town. Enforcement is necessary for all residents and tax payers

location and outside appearance

There should be limits in traditional residential areas

enforce existing regs

would favor displaying small hand crafted items

need more enforcement of current by-laws

add sewer capacity

None of the home occupation bylaws are enforced. We see many more than 2 employees, vehicle and parking is problematic, noise is a huge problem.

question too ambiguous Home occupational businesses are fine with regulatyions around parking ,road usage, noise

I think enforcement needs to be increased under existing and future.

Essex should "grandfather" existing home occupations - no more growth and/or licenses

there should be limits on noise, lighting, odors, fumes etch

Curb cuts, business hours including "quiet" weekend times (ie: no loud motors on Sunday a.m.), more discretionary sign size and placement.

I do not think there is any true clarity to what is allowed or not allowed

Noise is a problem with home businesses that are active on Sundays or early and late in the day. Even with the limited regulations we currently have, no one polices residents' activities. Odors, extra employees working at a home occupation, changes of use, parking so as to obstruct a public road: all are current problems.

my home was assaulted for years by non-caring proponents of home occupation- town failed miserably

Essex was built on the concept of home occupations and should maintain the concept.

I don't know how well regs are enforced. I'm definitely supportive of limits on noise, lighting, traffic/parking, etc.

Traffic and noise limitations to protect residents are needed to avoid high impacts.

Is short term rental(s) considered a home occupation? If so then the town should make sure that they are registered/permited and collect the lodging tax revenue that short term rentals create.

Prohibit

There should be limits on noise, lighting, odors and fumes.

We need better and more evenly applies enforcement

When I look at the current bylaws, I marvel at how they have been so incredibly poorly enforced by the town, including the conservation commission.

What additional requirements would you like the Town to enact to regulate home occupations?

What additional requirements would you like the Town to enact to regulate home occupations?

Limit number of employees

Banish them

Noise restriction, pollution restrictions, address potential parking issues

Special permits for certain types of uses.

The obvious, things like used car sales, machine shops

Enforce the regulations which will be established.

enforcement is the key issue, limit noise, vehicles, equipment

More enforcement of the current regulations

No business in residential neighborhood

home businesses with one or two employees are fine, but not in favor of larger operations for home occupations

hold people accountable for what they agree they will build/do with their businesses

In traditional residential areas, operating businesses should be strictly regulated so as not to change/impact the neighborhood.

selling of used cars limit licenses for two cars and no public display enforce and take away license

Maybe an occasional site visit to determine that actual regulations are being followed. Frequent documented updates

Enforcement, Some types should be excluded (noise, congestion, weekends) it was meant for a quiet home office, not anything that would interfere with neighbor's peace and quiet.

enforcement

Hazardous waste

no comment

We need to be mindful of our community

Enforce the existing bylaw. Limit noise hours (7am-7pm), trash trucks dumping dumpsters at 10pm is rude and inappropriate. Roll off dumpsters and port-a-pottie trucks speeding around town at all hours is ridiculous

airBnB limited to certain zones. Mid or Long term storage of boats, cars, construction materials, shipping containers, etc should be regulated.

Limit what types of business can occur on property, what machinery equipment can operate outdoors, what materials and equipment can be stored outside, maximum noise level.

number of vehicles used for business

Take into account access and the neighborhood in which the residence is.

Allow input from abutting neighbors

waste and noise limitations

non polluting

Noise restrictions- large group restrictions

Limitations on noise, vehicles and commercial traffic

Sound and lighting limitations, parking limitations

Traffic volume, noise and aesthetic compatibility with residences

Storage requirements and regulations..parking ratios...uses outlined so that only non invasive uses , not industrial are allowed

Again, ability to balance the needs for the whole town. Nothing more concerning that if a large land tract becomes available and a "horse farm" is designated for the space.

Permeable parking surfaces near tidal wetlands. (Ie: No additional pavement should be allowed on causeway for instance.

garage repair in a residential area

Expansion of home businesses beyond their original space so it spills over into other buildings on a property or into new buildings. How can we limit the size of a home occupation so it doesn't expand on its site?

Limit where they can go. No cars in front lawn.

some areas should have more restrictions, but perhaps anywhere a piano teacher; no signs no display, max occupancy

Critical to the safety of its residents would be stricter guidelines on what home businesses can be allowed.

Small cottage industry if there's careful disposal of waste,Need to notify neighbors, limit traffic in residential areas, need to be mindful of noise and light pollution.

Limits on displays would be welcome.

How the property looks and taxing them for being in our town

Seems like the existing ones aren't being enforced so we need stronger language.

Pollution, noise pollution

residential peace is prime importance

Registration, noise and traffic limits, time of business, create a business group and have annual meeting to review

Restrict of toxic chemicals which can enter aquifer

limits on parking

vehicle stowage, noise ordinance

we should be stricter when people start up businesses because, once started, they often exceed their permitted allowances, with no local oversight

Anything that effects the value and restricts or diminishes intrinsic value such as views and privacy

There should be no home business advertising in residential neighborhoods

More research needed

More research needed

n/a

Limit types of use in highly residential areas.

Limit the type of business to ensure they are consist with residential flavor

There should be strict zoning for residential and commercial. The bylaws are not enforced and create problems with residents versus business

Enforcement of existing laws and restrictions on businesses not comostible with residential neighborhoods

Parking should be on private property. Noise levels should not interfere with residential homes.

Business taxes

Specific areas where home occupations requiring additional noise and parking are necessary should be regulated, so as not to disturb residents in their homes.

Single family residential homes only

Prohibit signage

Enforcement of signage regulations, including sandwich boards in a residential neighborhood, and eliminate the use of state land in front of a residential home in a residential neighborhood as a car/boat/etc. sales lot.

A home business should not impact or compromise surrounding (or any) residents of town. There should be strict regulations for noise, lighting, fumes, odors ect.. What types of home occupations also be regulated.

Very strict noise ordinances and restrictions on vehicles coming and going

Limit large commercial vehicles, # of employees, lighting, signage, vehicle/boat storage

Essex currently does not enforce the current home use regs .. I know of two in my neighborhood that break way past the number of limit employees coming and going

fewer employees/only allowing activities that do not cause excessive traffic in 'residential areas'. stronger (or actual, since there's currently none) enforcement of the existing regulations.

Limit noise and disruption to residential houses

I am not sure.

Sound regulations

How do you feel about the Town of Essex creating new zoning districts?

#	How do you feel about the Town of Essex creating new zoning districts?	Percentage
9	Very concerned	11%
10	Generally concerned, but need more information	14%
11	Neutral	6%
12	Generally supportive, but need more information	34%
13	Very supportive	32%
16	Don't know, I need more information	3%
	Total	357

If the Town decides to establish new zoning districts that direct non-residential uses to specific areas, how should Town leadership decide where to locate new zoning districts?

If the Town decides to establish new zoning districts that direct non-residential uses to specific areas, how should Town leadership decide where to locate new zoning districts?

Development a master plan with help from a professional community development firm

Leave everyone alone people need to make money times are tuff and going to get worse so let people operate there businesses from home or anywhere

Keep commercial and industrial areas in existing areas business are in and restrict from residential areas

Town meeting for final vote.

in areas where non-residential uses are already-- but not where there is commercial-creep, like Eastern Ave.

Additional zoning should be based on current conditions

Existing areas

Grandfather existing businesses

Significant community input and due diligence/ data to ensure such use could flourish (ideally near similar uses) and with appropriate buffer to residential areas.

Commercial in downtown; Industrial on Southern Ave and Route 22

Look at the Existing commercial properties & start from there

town leadership should hire professionals for recommendations and then the town decides, with preference to the people whose neighborhood is changing.

vote

Address in conjunction with citizens input and through surveys and town meetings

With what's best for the whole town

New zoning districts should be located on the outskirts of Town, near existing non-residential businesses are located, provided that they do not have the potential to adversely affect our water supply. The Town should notify all residents with a mailed letter and get input from residents when non-residential uses are being proposed where they live.

They should not.

Assess the results of this survey to see if there is any consensus.

Existing infrastructure and land use patterns

Synergistic with current residential neighborhoods and non-residential areas that already exist

Current non-residential properties should be grandfathered in. Minimal restrictions on where businesses can be located in town.

Establish Sewer and Water services for new zoning districts to allow for development in designated areas.

Feedback from residents of those areas

They need to be outside of residential areas and close to 128 with plenty of parking

No zoning "districts" our existing but unusual land use regulations have served us well, although not perfect dont

?

Too many variables to list

Not sure, I don't think it should be done. I strongly believe that they should just be refined.

Town vote

Should be based on where current businesses are established (keep businesses generally together), maintain beauty and open spaces, do not allow businesses to be built in areas that are currently quiet residential areas

Resident forum and vote

by considering where the highest concentration of existing non-residential uses already exist and limiting spread to other areas that are more residential or agricultural, for example, in nature

Voter input

Committee investigation and election.

through public forums and working with professional organizations (MAPC)

Give it up to the town to vote on.

Shouldnt they evaluate what the flow of "town" should be and the intended growth plan and decide from there?

Guided by historic use of the land and neighborhoods as they are now used, and protecting the natural beauty of Essex, with some areas lending themselves to residential only and others to mixed use or commercial activity.

by public comment

Difficult question. I'd like to preserve our existing open spaces but putting businesses in existing residential neighborhoods would meet strong resistance.

Town voting

follow practices similar to adjacent towns, get residents' opinions

Through a democratic process and examination of current land uses and environmental impact information

consensus from local residence

Have meetings with neighbors of such districts prior to proposing at Town Meeting.

not sure

Commission planning study by professional land use Planning firm

Perhaps locate in areas already away from neighborhoods and have established non residential uses

with outside, expert opinions and open town discussion. it should not be a few loud voices inciting fear and intimidation, which is what I saw happen at the summer town meeting where the proposed cell tower bylaw review was discussed.

Based on distance from existing residences, away from Essex River and existing conservation lands

Close to highway and away from neighbors

Create a buffer between residential properties and business properties. The larger the business the larger the buffer.

It should be obvious where

They should be located in areas that are not visible from scenic by-ways and do not alter the residential and agricultural character of the town

In a manner that does not negatively impact the scenic and agricultural characteristics of the town.

not in the causeway area. There is too much density and traffic.

Protect existing use but also plan to protect the beauty of Essex so we don't end up like Salisbury.

Not sure of the process, but any action should be based on the preservation of the town's current character. Some development is OK as long as it does not spoil the gem that we currently live in.

Use best professional judgement; rely on general public feedback; develop a greater number of options for public review/feedback with expectation that options will be gradually reduced based on multiple public review sessions; avoid disproportionate weight given to special interests.

Away from current residential properties and watershed areas

town voting

find areas where sewer capacity is available

Mission impossible without significant hardship to existing properties and their rights.

As it stands i dont think the town leadership is capable of this.

Town vote

The maps provided by MAPC were helpful. Input from the EDC and the planning board.

Existing land use should be used as a guide. But that's just common sense.

Use what has already been used

The town should establish a committee to look into other towns that have had to implement new zoning districts and learn from their successes and failures.

Areas that are already established as commercial- (in town & along state highways) and away from densely residential areas and land that is sensitive environmentally.

Through independent research and consulting to assess the impact of changes to various zon8ng.

Town meeting

The Planning Board should work with a consultant and develop sensible recommendations. Community input should be part of the process along with education. Ultimately, town meeting needs to vote to support changes, so the community education/outreach should be integrated into the process anticipating the eventual town meeting vote.

Location should be on on streets where most commercial activity is now.

independent consultants, reviewing comparable township zoning bylaws/districts, public hearings

Based on existing use and existing public infrastructure.

Public hearings and voting

Non-residential zoning should be restricted to areas that currently have non-residential establishments.

They should add any new zoning districts

First consider taking all of the old "wood lots" by eminent domain so that they can then be developed.

TOWN SHOULD NOT CREATE NEW ZONING DISTRICTS. KEEP US FREE!

they shouldn't

I think all current business should be grandfathered in and not relocated. This could be very disruptive to families and Essex as a whole

Not sure

Through urban planner and town feedback

With consideration for this survey response, in accordance with traffic flow and other land use within the area, conservation land, etc.

Away from residential

Again commercial should be on main roads ,industrial should be away from residential

Unanimous approval of existing property owners in the proposed new zoning district

town meeting vote and ballot initiative

By vote

Proposals should be voted on by town residents- the leadership should not just make the decisions and proceed. How do we know if their interets reflect what residents want?

Vote by the residents

Perhaps by committee where each of the zones has representation. Sending very clear communications to residents on potential changes.

By committee and sending very clear communication to residents and adjacent owners of potential changes

Not Maple Winthrop Street

Direct toward areas where non-residential uses already proliferate and away from the town's biggest asset of scenic vistas and open space where grandfathered businesses are already established. Quinn Iron, Pallazollos, Etc.

Don't do it.

Use examples from other New England coastal towns

I don't think we should allow that

Where existing commercial already exists

majority vote

Where is affects the least number of residences and continues the small town feel

least harm to the community

cluster them together rather than spread out all over town

Please do not

consider traffic, noise, lighting

The area should not be located to close to existing homes.

there should be defined limitations - Essex should remain primarily residential

Get feedback from the community

Input from as many residents as possible. Make a concerted effort to contact everyone!

take environmental areas into consideration

polling the residents

independent commission creates proposals that are reviewed by the committee, open for discussion and voted upon

Tough one. I was on Long Term Planning Comm. ~15-20 years ago and we asked this question. The answer is that beyond where business operates now there is very little land that's appropriate and/or that people would want to see used in that manner.

This survey

Sound planning principles

Review existing usage and refer to the guidance of the Long Range Planning Committee and the work of Northern Essex citizens and their proposed Agricultural/Residential district which was very narrowly defeated in Town Meeting years ago..

Think of the flow of patrons and visitors of Essex

by regulating for noise and pollution

There are a number of very knowledgeable folks in the town on this...get them involved...Stu Pratt would be good

Common sense and communication

I think it makes sense to designate non-residential zones where businesses are already concentrated

Pole residents in neighborhoods using grid system.

by creating a town plan that will be the basic of all planning decisions for the next twenty years. The planning board needs to start doing planing and gt away from zoning such as siting for a new building, 6-4.2 finding etc.

Town meeting citizen input

look at existing clusters of commercial/industrial uses, and look at previously disturbed/developed land, away from conservation parcels

Town Meeting will ultimately approve any changes.

committee of residents with outside advisors who have had experience with these issues before

Delivering maps to all residents with clear delineation of locations and neighboring parcels affected

Where commercial operations already exist the town could expand those areas. example where the construction supply is located that area could be zone commercial and expanded.

Rather than allowing new non-residential districts, I think the town ought to allow non-residential zoning in these already established areas. We should map out our town indicating where these non-residential businesses are located and see if there is additional land bordering these areas that can be expanded without destroying wetlands or our drinking water.

By town residents voting on them.

This is a bad idea and needs to be stopped.

Downtown Only OR along Rt. 133

Parking should dictate where this area would be

Considerations of traffic, environmental, and landscape impacts.

We already have an industrial area off of Western Ave and on part of School Street. Limit School Street for anymore industrial uses and add them to Western Ave by the Hamilton Town Line.

They shouldn't

They shouldn't period

Based on traffic flow and parking

Not sure

My concern would be mostly with adding additional industrial businesses that require large footprints, so assess where industrial/commercial business already exist and work to keep additional industrial/commercial development near them and/or away from existing residential/institutional areas or on scenic byways.

businesses near main roads, neighborhoods and new housing together,

They should not establish new zoning districts

Keep away from conservation lands and existing homes.

Incorporate data for KIND of enterprise, TRAFFIC modeling, RESOURCES (utilities mostly) required

In areas where there currently isn't residential buildings

History, ecology, traffic

Largely based on current uses and current density.

look at a current and historical usage as well as the surrounding areas to see if potential uses could be environmentally harmful.

In character with current land use, take into account opportunity for further (commercial or industrial) expansion; environmental criteria; protecting natural beauty, priority habitats and natural landscapes.

Resident input is key.

With existing use clusters in mind; the downtown area can be better designed to accommodate mixed residential and commercial in a village feel, and any commercial uses and large developments should be done well away from critical open space and water resources.

This won't be easy, but MAPC can assist with this. Essentially, primary commercial areas can remain as such, primary residential will become residential but any commercial operations can be grandfathered.

Depends upon what the goal is. To encourage new businesses might require a totally different area to be designated from one designed to keep residences quaint and picturesque.

We have enough landscape companies, not making any money on these businesses being in town, and no one telling them to make their properties look good

This is challenging

Good question

cannot impact the quiet & rural

I do not know

Cautiously

I do not think the "town leadership" should decide. First, public forums for presenting well before town meeting the results of a study, and the proposed options. The public should vote, NOT by show of hands at town meeting. People should be able to vote privately. Perhaps on the ballot? Or if need be, secret ballot (cards) at town meeting.

Access to 128

Narrow options based on environmental appropriateness, and put options to vote

Where there is already non-residential clusters and where we can benefit from neighboring town commercial districts. Also focus please on making the downtown truly mixed use so that it becomes a lively vibrant area. Don't forget to create parking.. MPAC please tell Us how other towns with limited parking have creatively solved this issue..

Based on current use

Based on existing businesses.

residential abutters should have full say in regards to parcel development

Minimum impact to current residents and add commercial tax

survey of existing situation and use existing commercial areas as focus of future Commercial Zone

Should be in an area already established as commercial. "Not in my back yard" will definitely come into play

Perhaps in areas where there is already the greatest amount of non residential uses currently.

Don't.

Leadership should look at areas that currently have the most non-residential concentration and start from there.

with LOTS of input from the townspeople

by town vote

This is THE challenging question. So far, in public discussions, I hear people saying that the "big" streets, for example Eastern, Western, Southern and John Wise Aves, are the appropriate places for more development. But they are also some of our most beautiful, iconic and ecologically sensitive areas, and all of them are busily residential. I'd like to see no more development in any of these areas. I understand we need more development in the town, but let's concentrate it in areas that are already productively mixed use.

BY vote in town meeting.

Based on the predominant current use, future development potential in the category, in that zone to be successful (retail businesses need traffic)

Fairly

based primarily on current uses in town

Non-residential uses should be located on the outskirts of town, or on previously developed sites, however not in areas that conflict with the natural environment. Once a few options are explored, these locations should be posted online and discussed at a public hearing. Lastly, an online survey should be circulated.

Commercial zone Should be in walking distance to downtown.

Just carefully consider the impacts on residential neighborhoods

Need more info. Heck with neighboring towns Hamilton Essex

Need more info on this

Town vote

away from existing residential areas

By looking at what already exists and working to encourage development that maximizes tax revenue to reduce burden on residents.

Based on current usage and residential survey. Existing businesses should be allowed to continue, but rezoned when property changes hands.

Sound planning analysis

Business should be kept in the commercial district any existing business in a residential area should be restricted and if they go out of business it should become residential.

With assistance from urban planning consultants

By looking at existing property uses in the area and their compatibility to the newly zoned area

No non-residential uses fir maple st, Winthrop st, Pickering st, and Martin st. Existing businesses can be grandfathered.

Based on input from residents such as this survey-not at town meeting

With town input - majority input - direction

Flip a coin

Proximity to Great Marsh and existing protected areas - these areas should be primarily residential - with new businesses primarily located in the Downtown area and near existing business centers

hopefully leadership will follow survey results such as this one

closer to the main roadways and away from the smaller residential streets

Don't know

Based on current use percentages. Co locate industrial near existing industrial.

Maybe a survey like this one and some other open forums to guide the decision.

In specified industrial areas, not mixed use next to residential homes.

We should limit commercial zoning and allow for only places where commercial establishments already exist

Based on current character of the area and what type of road they are located, i.e. narrow residential street vs. state highway

Leave it alone this is why Essex is special

Leave things as they are

That's the hard part...I would need to think more on that.

We should model our town after other small coastal communities in the area - mbts, Rockport

By vote

Focus should be on least disruption to existing residential clusters, and preserving property values. Ultimate decisions should be made at town meeting.

not in my backyard

Where businesses have already existed

town meeting vote

Concentrate where things already exist. Example....cluster industrial uses all in as few places as possible

locate them to current areas of high CI use.

Look for less densely populated areas

Good question - aren't there professionals who can guide Town leadership and the rest of us interested residents on this topic?

traffic/environmental studies

Define existing use concentrations and use that to define the future zoning.

Got to be a community process of some sort. This can't be hashed out or negotiated at a town meeting.

Given current level of incompetence, outside professionals must be involved and allowed to do their work free of interference.

community input

Create a committee and hold public proposals and forums

In areas that already have several commercial property businesses such as Western Avenue out by storage lots, the old Woolen Mill, Blue Marlin/Coughlin. Unfortunately, because of no zoning the area south of Bothway's Farm has been crucified by landscaping/porta potty businesses might be considered as such. .

A comprehensive review and understanding of how each area is currently functioning.

based on current uses

In areas that confine and limit the damage to the town's overall character.

That's the issue, isn't it? I'm not sure because I don't want businesses in my neighborhood, so how can I suggest them for someone else's?

Isolated from any residential area. No "grandfathering."

Go where the majority are and be open to variances as needed realistically

Based on on future planning and not current use.

Public Meeting Vote

Do you have any additional thoughts, questions, or concerns you'd like to share about the option to create new zoning districts?

Do you have any additional thoughts, questions, or concerns you'd like to share about the option to create new zoning districts?

Should be based on what surrounding communities like Manchester are doing.

I don't want essex to have zoning districts

I am not in support of new zoning districts

Areas like Western Ave beyond Apple St where there is already much commercial growth.

Maps that clearly identify areas for develop will attract speculators. The town will need to examine all the potential consequences of working with developers who have investors and no long term community interests.

Would like a skilled agency such as MAPC to be extensively involved. Town doesn't have expertise in volunteer boards and have witnessed lack of interest with Planning Board in addressing citizen concerns.

Life is going to get more complicated (environmentally & economically) and we need to allow for creative (more) housing and small (non-polluting) businesses to flourish.

The present system is flawed...all adjacent communities have for good reason

First & foremost, correct ALL maps used to discuss Zoning to show the Essex Downtown District accurately! At the May 15, 2021 Town Meeting, the Downtown Zoning District was amended and approved to delete the following streets: Maple Street, Pickering Street, the east

side of Western Avenue and Winthrop Street. Make that clear so everyone knows the correct and current boundaries of the Downtown District. Also, in addition to preserving the Town's open space, watershed and agricultural farmland, historic homes and buildings should be protected from impacts of adverse commercial & industrial land uses.

It would detract from the character of the town.

Start with a limited number of zones.

Again, creating new zoning districts are critical to Essex's growth. Currently, Essex has a static revenue base which cannot accommodate new/maintain existing infrastructure projects needed to support the Town's essential capital projects over the next 5 years

Enforcement is extremely important when creating new zoning districts. Without it why bother

For more intense businesses a special permit would be required

plans should go thru an approval process with residential areas in mind

No

It all depends on what is proposed!

no

New businesses which create noise and traffic, and require temporary structures, such as party and wedding venues, etc., should not be allowed in Essex.

Make sure to educate townspeople ahead of any vote. Explain in detail the pros & cons of the proposed changes. Make sure there is adequate enforcement of the regulations.

Zoning is important to protect residents and the environment

If non residential uses were better monitored , further regulations may have not been necessary

I do not understand how Essex could set up industrial vs residential ZONES in town when the homes and businesses are already so entirely intermixed throughout.

in general I'm not for it

not at this time

There is no harm with reviewing and really evaluating our bylaws and, and in this case, zoning. I hope this effort is openly supported and embraced by our town officials, and not just allowed for legal reasons, only to be shot down for the fear of change.

I don't think more regulation is going to be beneficial use of money

There needs to be better enforcement.

Do it very slowly.

not at this time.

protect home businesses who operate while respecting the concerns of neighbors.

Increase sewer capacity

Not in favor.

The town is made up of mostly marsh and wet lands they need to be protected.

We need to protect our home values... building commercial buildings in residential areas certainly could negatively effect our property values.

I guess since it's obvious that the town has ZERO enforcement of any of our bylaws how would zoning be different? If we adopt traditional zoning who will enforce it? Will anyone listen.

Thank you, it will benefit the greater good.

primarily that open space, environmental considerations and not cutting old trees,

It's dispiriting to hear sentiments of, "Well, we tried this before, and it didn't work." especially from community leaders. If they've already given up, then why bother trying anything. I think there needs to be a true commitment to the process and open minds.

Zoning restrictions, if created, should be designed toward keeping the character of Essex. Home businesses are a part of what makes Essex unique. We should not allow over-development of our wooded and open space with condos and complexes.

TOWN SHOULD NOT CREATE NEW ZONING DISTRICTS. KEEP US FREE!

If there is a new zoning district crated priority should go to local people first not large developers etc... Essex does not have the infrastructure to support a large influx of people

No

New districts should be created to preserve the character of the Town and group complementary uses

I would like one of more historic districts to be established

Not at this time

Restrict rental properties on the lakes. Enforce use of current fish & game licenses, especially in lakes and areas with public access

Would like to see restrictions of rental properties on waterfront properties, stronger fish and game license checks

Leave things as they are

Don't do it. It will only create resentments and animosities, and empower NIMBYs.

Climate change will impact Sea level rise and businesses and homes along the coast. Climate resiliency policies should be considered as well

I think we should leave things as they are

Commercial tax rate

affordable elder housing

no

Please do not, Essex is great the way it is. Look at it compared to Gloucester on one end and Hamilton on the other. After living in Hamilton with strict zoning, it makes you realize how much better the current zoning is in Essex. Drive downtown both and compare, mom and pop stores, family owned antiques versus cvs and Crosbys. The option to let someone open a pottery business at their home, or a surf shop, or an art studio. There is none of that in other towns (I.e Hamilton/wenham/Ipswich). Please keep Essex the way it is.

Presentations from grant funded outside consultants from are not persuasive.

trucks should be barred from residential area

thank you for this survey

Areas that are currently clearly residential should be zoned to remain that way, w/flexibility for home occupations and SOME home business use, as well as more housing options as previously described herein.

No

We should do this, just like the vast majority of other towns in MA

This survey, well intentioned, assumes a lot of understanding on the part of the participant. Getting whole town input would be helpful in getting to a yes on a zoning solution. I do support zoning districts whole-heartedly because what is uniquely and distinctly Essex can be lost if we continue to let mixed-use zoning dilute what is left, scattering industrial and commercial use throughout.

Illustrating the full benefit of making the change. Those that have been here their entire life will not like it/will not understand it. If the Town can illustrate how zoning "protects" Essex, then it might not be as hard to change.

I believe establishing new zoning districts should be a key priority for the town to ensure the beauty of Essex is not lost.

Zoning should be a top priority. Zoning setbacks need to be addressed based on rising sea levels and flood plain.

It will be nearly impossible to get agreement on NEW districts and their requirements; performance standards and site plan review are a far better system than variances and special permits, which are easily weaponized and often unfairly applied

I feel strongly that the effort to change main street regs was not well run, appears to be headed by old guard looking out for themselves not the interest of town, (as demonstrated when first voted down in town meeting and the effort to raise the vote again after those involved realized many of those voting against had left the meeting near the end. SHAMEFUL) There is also a strong sense among newer residents that a select few run all the boards in town. Board term limits should be considered as well as limiting the number of boards/committees individuals are allowed to serve on to one at a time. Benefit could be newer view points seeing opportunities to serve without concern of getting past "the old boy" system that appears to permeate this town.

make zoning regs that are compatible with neighboring structures

Should have to take into account the affect on existing businesses of all kinds

None of you should be reelected, and I would like to see the town manager dismissed.

Create a wetland bylaw. Cell towers and multi solar panels should be only in industrial areas.

If this is done, at minimum the existing owners of property should have grandfathered rights

The ability to leverage updated zoning districts may be beneficial in attracting specific kinds of businesses that will not only strengthen the economic base of our town, but also build on its culture. I would like to see more "small" businesses that don't require a lot of space to be fruitful. I would also like to limit what kinds of businesses can operate in the causeway area of town to things like restaurants, cafes, hotel/hospitality, retail shops and public-use maritime operations. It would be a shame to populate the limited space of that area with any businesses that don't invite foot traffic into our downtown. Things like new real estate/insurance offices or other professional entities should not be permitted to operate in that zone if their door faces the road or they require a significant amount of parking that is not shared/public. For that reason, it could be worth thinking about having some development of professional office space in prime areas that are NOT downtown but maybe still have marsh views/proximity to downtown, that would appeal to businesses with a small staff/parking needs. The development that includes Cape Anne Pizza/Blue Marlin is a good example.

LEAVE ESSEX THE WAY IT IS

Open housing options to alternative designs listed in this survey.. Protect surface & groundwater, protect forested land.

Given how random our current zoning is, I am concerned with how difficult the creation of new zoning will be. There seems to be much acrimony between pro-business and pro-resident sides.

If appropriate, the town needs to improve the streetscape along Main Street. We need brick sidewalks, nice lanterns, benches, removal of the telephone poles and wires and a new roadway. It would do so much to make it beautiful and a really great place for tourists.

I would like to hear what other residents are thinking and what the Planning Board is working toward.

I don't like the fact that company's who own a business come here to put their business because we have no zoning laws. At this point it is obvious that this happening and needs to stop. And we are not benefitting in anyway, except to look like a town who does not care about the landscape. it has changed drastically in the last 17 years that I have lived here.

NO

We must be brave and use eminent domain to create access roads to develop commercial and light industrial areas with compensation to homeowners.

I like refining existing over creating new. There could be unintended consequences with all new zoning.

As long as industrial is kept to specific areas

Essex business (home and commercial) have mostly coexisted in a symbiotic way. It would be sad to see this disappear. It's unique to Essex. And it works

WE HAVE NEEDED ZONING IN THIS TOWN FOR MANY MANY YEARS! Some people have moved out, or not moved here because of fears that anything could go in next door to them.

If it ain't broke, it don't fix it.

Thanks for doing this! Long overdue.

PLEASE limit all commercial buildings, multi family dwellings, or industrial parks, or storage facilities - they are RUINING the natural beauty of our town

It might help for us to acknowledge where our current planning methods have failed us. I won't name specific examples, but it'd be worth asking people where they think we've gone wrong, as a town. By identifying what has not worked, we might be better equipped to imagine a successful plan for future growth.

I would like to see Essex develop zoning districts to not only encourage smart growth, but also to protect the open space and natural resources. Often, the town planning conversations focus on encouraging commercial/industrial uses as well as increasing housing. Increased housing comes with increased population and a burden on services (ie school), which is costly.

As residents who have to live next to a commercial business, dealing with the daily disruptions, the negative impacts on our property, and inappropriate use of the property, we fully support new zoning districts.

We need new zoning districts AND restrictions/regulations on appearance, use, etc. for any commercial and industrial uses.

support zoning

The time is right to do this and we should move ahead with some urgency and focus

It's about time that the town creates zoning specifying residential and commercial. No one should wake up and find that the town approved a commercial enterprise on their street which is how the town has operated in the past. No notice to the neighbors or public forum. It is not how you protect the residence.

Enforcement of existing zoning rules needs to be addressed thruout the town

Ensure that anything going into these new districts should be fully taxable.

I am very worried about John Wise Ave from Ernie's to Ipswich line turning into an ugly strip mall of random businesses and solicitations. Can we grandfather what is there and freeze any other new businesses?

It is critical that Essex protect its most valuable asset - the natural beauty of the Great Marsh and Essex River, and beautiful farmlands - by developing smart zoning, on par with all of our neighbors. I grew up here, my extended family is here, and I returned 2 years ago to start my own family expressly because of the natural beauty and small town community of Essex. This issue is the single most important decision for this community in this generation.

many people appreciate the limited regulation in town - understood as freedom

Allow close residents around business zoning ample say as to what businesses can go in there

I think that Essex should focus on expanding its attraction as a tourist destination, and I think that the new zoning districts should provide opportunities for development that would attract out-of-town visitors as well as locals. We seem to naturally be evolving into a kind of art and design town, with a few new design businesses and showrooms in addition to the traditional antique shops. The town should try to capitalize on this.

Look at other communities and do not allow say factories next to single family homes.

Very supportive

More restrictions will hinder the ease of new business to town thus not helping expand our small tax base

Map them and vote have each resident vote via mail

It is very difficult to backtrack from added restrictions and it is critical that the town does not make it too challenging for businesses set up shop, and contractors to add additional housing. Essex currently is number 8 of 32 towns in terms of property tax rate. The continually increasing property tax rates and valuation is unsustainable and revenue short falls have to be addressed by attracting additional businesses and managing costs better.

affordable housing for seniors as close to town center as possible. respect elders. new senior center

we need to add affordable housing 40B before a developer comes in and does it

Pre-existing should be able to remain, but not transfer if outside of newly created zoning CI districts.

I do not want any wooded areas to be destroyed by a new industrial zoning district. Term "industrial" needs to be well defined.

Require every new building proposed in any district to go through proper pre-construction entitlement and make an associated bylaw clearly stating that any building that goes up without prior due diligence is subject to an immediate removal order, in court if necessary. Stop forcing ordinary citizens to 'rat' on their neighbors through the formal complaint process.

Who gets a voice and influence in the process is important. It can't be done by/influenced by a few business owners or other individual stakeholders who use the process for their own long-term benefit.

Keep Wes Burnham as far away from the conversation as possible.

Need to update Town of Essex Website and let the community know more. No communication in Essex

I think its not so much about creating new districts as taking the areas that already have concentrations of commercial businesses - including downtown of course- and designating them as commercial zones. These, like in other towns, should have to pay commercial property tax rates. I am not sure how you would fairly tax cottage industries or if you should at all.

Any new zoning districts must respect existing uses and not create problems, i.e. traffic, noise, pollution, etc. for current residents in any given area.

residential districts are imperative to protect homes

I think that the most important role of new zoning districts should be to preserve the existing character of the town, especially its scenic beauty.

The primary concerns should be the preservation of residential property values, which are intimately connected to beauty and quiet.

We need to understand how the types of changes take place and what paths are the easiest to get done. Is it harder to create a zone vs change an hours of operation times on a current zone to restrict a pot shop for example

No

How do you feel about the Town of Essex making minor changes to the zoning bylaw to add more design or development standards for non-residential uses but continuing to allow them to locate anywhere in Town?

#	How do you feel about the Town of Essex making minor changes to the zoning bylaw to add more design or development standards for non-residential uses but continuing to allow them to locate anywhere in Town?	Percentage
1	Very supportive	10%
2	Generally supportive, need more information	23%
3	Neutral	7%
4	Generally concerned, need more information	25%
5	Very concerned	32%
6	Don't know, I need more information	4%
	Total	351

The Town currently allows most land uses to establish through the Site Plan Review permitting process, overseen by the Planning Board. One option for updating the bylaw is to require that the Planning Board issue a Special Permit for more uses. The Special Permit process requires more oversight from the Planning Board and offers an opportunity for the Town to negotiate with applicants. Special Permits may result in applications being denied. Would you be supportive of expanding the applicability of the Special Permit process?

#	The Town currently allows most land uses to establish through the Site Plan Review permitting process, overseen by the Planning Board. One option for updating the bylaw is to require that the Planning Board issue a Special Permit for more uses. The Special Permit process requires more oversight from the Planning Board and offers an opportunity for the Town to negotiate with applicants. Special Permits may result in applications being denied. Would you be supportive of expanding the applicability of the Special Permit process?	Percentage
1	Yes	72%
2	No	28%
	Total	260

What types of uses do you think should require a Special Permit?

What types of uses do you think should require a Special Permit?

Commercial and community housing

All commercial...must be residents

Cutting down trees on your property...(thinking of the razing that occurred with PortaPotty and on Laurel Lane.) Those properties are located in BioMap 2 and both have the potential to pollute the watershed.

Without zoning districts almost impossible to answer.

eating/drinking establishments, entertainment venues, industrial/manufacturing, retail operations

Any building that is not in harmony with a modest New England Village aesthetic. The Brewery is a prime example of a design that should never have been permitted.

None

Any "district use zone" (commercial/industrial) which are established.

Potential to increase traffic, noise, pollution

Construction yards, wood processing, manufacorting that produces fumes or excessive noise

industrial, restaurants, businesses that require parking spaces or trucking on a daily basis

Not sure

Anything that threatens the health and tranquility of the river, marsh, woods, wildlife, residents.

event venues, industrial buildings, etc

Building on to an existing property or creating a business out of your home

to make things fair the speicla permit process would be good. I think live music permits are a good idea as long an equal amount is available to everyone.

commercial or industrial uses requiring greater then 10 employees

Not sure. Probably needs to be determined on a case by case basis

Medium to large industrial and commercial uses and buildings

Anything non residential in an area not deemed commercial

Industrial, multi family housing, any large development over a certain sq ft threshold

Industrial, high traffic businesses

Any business that will require more than 6 parking spaces, anything industrial, a business that would cause constant noise/nuisance to its neighbors, basically any business that would change the current character of the neighborhood.

Uses that may impact neighbors negatively

Industrial uses, some commercial locations.

industrial/commercial; mix-use projects

See previous page

Change of use, increased size, increased need for parking, event venues, wedding venues, anything that makes noise outdoors, any business that requires outdoor storage

1- airBnB, 2- Mid-term or long-term storage of boats, shipping containers, cars, construction materials, etc. 3- Home businesses 4 - any commercial enterprise really!

any usages that require deforestation, polluting --noise, light, etc, new roads and accesses, for environmental protocols to be updated and precise.

All commercial use that abuts a residence.

Manufacturing and business services that utilize machinery and/or create a disturbance and loud noise as a result of the underlying business.

Uses with significant parking, traffic, noise, odor, machinery, equipment.

All non single family use

Any change of use from residential to business. Any development of land greater than a certain size lot (size tbd), any business change of use that would result in the new business being more disruptive to the neighborhood as far as noise and traffic go.

all non-residential

additional housing, cluster, 40b, multi family etc...

detached buildings on residential, commercial or industrial uses

Entertainment ,

I am not sure

Any use other than single family residential should require a special permit

anything other than single family residential use should require a special permit

if you're proposing to build something on the main street that everyone can see.

Marijuana related businesses; precious metals dealers; car/boat dealerships/rentals; travel agencies, clinics

Marijuana related businesses, precious metals dealers, car/boat dealerships/rentals, travel agencies, clinics

heavy Equipment, noise, busy site activity. Landscape, stonework, excavating, etc.

Don't know

Not sure yet

All commercial use

really no idea

any use open to the public and or will be open for business after 5 pm

Manufacturing types of industry.

?

Not sure

Any industrial or commercial spaces.

Need more information

Anything not outlined in to be set allowed uses in new zoning areas..also height ,set backs , traffic issues

commercial use, multi-family developments

ALL commercial and industrial development within the town.

3 or more dwelling, major projects, projects that don't fit into the major plan. Also question whether the planning board is the right place for special permits?

Outdoor entertainment venues, wind generators, and solar arrays (non-residential)

ALL commercial and industrial uses

Used car lots! We have one on Eastern Avenue, with 100 +/- cars behind Essex Seafood Restaurant. I thought our current bylaws do NOT allow used car lots? It is important to monitor and police businesses. Would a used car lot be able to get a special permit? I hope not.

Any use which would unreasonably affect the surrounding occupants

Industrial

cell towers, windmills, multi solar panels, shopping plazas, mass storage units, boatyards,

commercial & multi-family

ones that require equipment to be stored, making it an eyesore and/or ones that will bring in heavy foot traffic into an area that is not set up to handle it.

Don't know

Anything that requires extensive parking, exudes waste or noise, requires large/multiple structures, is located near institutional or residential areas

Businesses producing waste effluent, or producing excess noise,

A special, non-conforming, or not previously existing business opportunity.

A proposed use that is not consistent with abutting/neighborhood uses. Goes to use and density comment earlier.

Activities with a high visual impact, potential high impact on traffic (e.g. fast food restaurants), environmentally hazardous commerce

Any uses that increases traffic, causes environmental concerns or is controversial.

Don't know at this time

Commercial Landscaping companies, which are now all over Essex,

Either to ask what businesses wouldn't

Anything that creates pollution, noise, ugliness, and excessive traffic

noise & traffic generators

Don't know enough

I lack knowledge to say and would need to see a multiple choice list.

Heavy truck use

Any use that has health or environmental impact or above a certain Sq footprint

My caveat about leaving these decisions up to the Planning Board is that I'm not assured that they treat all comers equally. They're vocally so in favor of development that they tend to accommodate all comers.

Commercial in a residential area

Any business operation that requests a location in a residential neighborhood

Any commercial/industrial use.

All other than residential

industrial, multi family, home business

Anything that causes excessive noise, light, and/or traffic compared to adjacent residences.

Any use that could create more impacts than single family residential units

Any business in a residential area

Commercial and industrial uses

All types

Almost anything other than residential.

Industrial anywhere and anything non residential on John Wise Ave

any type of industrial use, multi family housing

Air b&b, storage, industrial

Commercial/industrial

Anything that doesn't fit with the town's development plan should require a special permit.

All non residential uses. Please do not ruin the small town residential appeal.

sales, any business that affects traffic

Anything that disrupts others around them.

Any smell or noise business

Small businesses that won't generate problems for abutters

automotive, construction, manufacturing

Anything that would disrupt currently exclusively residential areas, particularly anything that would affect the Great Marsh. There is already a noise problem with one business operating on the river.

any new commercial/industrial uses, as well as change in use from residential to non-residential

Any change in use, any variance sought.

Cell towers, storage units, tattoo parlors, pot shops, car lots, fast food

if residential districts are not implemented, then anything that is NOT a residence should require a special permit

Any change of use from residential to business/industrial

Businesses that don't already exist here, something new to determine if we want it. Pot shop, cigar bar, strip club vs antique store, coffee shop, restaurant

change of use

Please tell us why you do not want to see the Special Permit approval process expanded.

Please tell us why you do not want to see the Special Permit approval process expanded.

Way to controlling leave people alone and let them make money to live here times are tuff

Our existing zoning regulations are terrible. We must get in line with current times and create new zoning districts.

It seems very unclear to me what types of activities would be allowed and which one wouldn't. I think that the current zoning in Essex is good! I think the ease of starting a business in Essex is one of our strengths as a town..

I don't want to make it more difficult for people to do work on their property

So much of approval depends on the people in office. I would rather have a more defined area for commercial use. Look at the cars lined up on Eastern Ave. That should never have been allowed there.

The special permit already adds complications to many simple permits such as changing one business to another in the same building. Though the PB should maintain current jurisdiction

Significant doubts and concerns the Planning Board has the ability to administer effectively given limited expertise. Low confidence in current process.

This seems like something that would only benefit rich "special" people that can afford the lawyers to negotiate, but if it were to allow for Yurts and outhouses, I could be convinced.

More oversight is not always a good thing. Let the people pay their taxes and be a community without added paperwork.

Few people make too many of the decisions in the town already

There are only a few people on each town board that actually do anything productive for the town and it's residents. The board members who have been on the boards for decades do not listen to the residents at all.

I believe it is already difficult enough that it is discouraging development in town

no

town board can be very subjective as to whom they approve or disapprove

The current process does not need to be changed

If it works why fix it

I feel the planing board has special interest and has allowed building of property's that should not have been allowed.

TOO MUCH GOVERNMENT CONTROL OVER PRIVATE PROPERTY.

I am in favor of Better zoning as long as it doesn't make the taxes increase too much

This town is a club and that process will likely be tainted by existing relationships and family ties to this town.

Too much power in hands of a few

Too much bureaucracy

Because it is meddlesome and will be used by NIMBYs to thwart progress.

I want Essex to stay as it is. That is why we bought a home here

too politically motivated

Because that gives the town the right to deny people and will end up ruining the current zoning

Restrictions should not be added

no interest in any site usage growth / expansion for commercial / industrial purpose

Not consistent and could include personal bias

Becomes very dependent on the volunteers on the Planning Board. It is better to keep it simple with rules everyone can follow.

Too much latitude in interpretation and permitting given to an ever-changing and small group of people. Too squishy.

Real zoning districts is the only way to control growth, especially in a small town where personal relationships hold a lot of sway in terms of who gets what permits.

the special permit process is too easily weaponized by small but vocal minority opposition, so very often resulting in unfair and/or misinformed decisions. sustainable performance standards and reasonable design standards (by planning experts) offer flexibility to respond to specific context, while also providing predictable expectations for landowners and neighbors

The same people have run the planning board for too long. Only recently has a concerted effort by worried residents seem to make a crack in this. Too much power in the board would exist unless a true cross representation of interests existed on the board. I believe if this perceived power of the board and its "insider decision maker" tendency were overcome, no need for new zoning would exist.

This sounds like a way to interfere with property rights. It sounds like a solution for a problem that doesn't exist, and will make things worse.

There is more than enough commercial/residential in the town. More single family housing is anything is needed.

Because then they could allow commercial or industrial building in residential areas

Seems like a series of one offs that would be subject to interpretation and abuse rather than a comprehensive plan for the future.

I am generally in favor of less restrictions, not more.

set the rules, enforce and let people abide by them. no bureaucratic "special permits" that invite bribery and corruption

Because over time it revolves around changing people and not standards that zoning districts create. The process is heavy work, and in recent past has proven not to protect residential areas.

Don't expand

Potential misuse by officials

Feel that personalities might influence who gets special permission.

Because that leaves too much decision making to whomever is on the planning board at a given time. It does not allow for a set of clear guidelines that the town approves of for all applicants, not special exemptions for friends & family of board members...as some towns have done.

I don't want more commerce

I think it might be too subjective and depend heavily on the makeup of the planning board. This could lead to inconsistent treatment over time.

Too political

Following past experiences our neighborhood would have been impacted by a pot shop. Current permitting would have approved in spite of the negative impact and no consideration was shown by then in place planning board.

Appears too subjective, less clear cut than having defined zoning districts

Special permits only allow something that should not have been allowed in the first place

Special Permits are an insufficient answer to a lack of common sense zoning laws, which are critically needed in Essex.

Because it creates a grey area that is dependent upon the decision of a changing group. It is nearly impossible to purchase property under those circumstances because the permitting outcome is uncertain and process lengthy. I would like to expand my business in Essex but if a property becomes available, I need to buy it without guaranteed use approved.

Afraid this will lead to abuse and political decisions

Would prefer to see land uses regulated by zoning districts, it is more predictable and more fair, less discretion

You give an inch, they take a mile

Things work fine as is

Special Permitting or Variance Permitting are generally inconsistent over time. Decisions made by these types of boards are skewed depending on the make up of the boards, which will vary year to year. Very strict and clear by-laws helps with this but also reduces the opportunity for common sense decisions. More open ended by-laws are better, but unless consistently enforced, can be unfair to applicants.

the power to determine what gets approved will be limited to just a few people.

The process in the past has not resulted in substantive no votes; it just takes a few individuals on a planning board with a personal agenda or unrecognized bias to make special permitting unfair or biased in some way. We've had this basic system in place for a long time now and it results in the town being reactive to new proposals for development; we need to be more proactive with a different system.

Very little trust in the fairness of the planning board. There are too many members who have been there too long and have developed relationships with people that impact the subjectivity of their decisions. I would suggest, as a way to increase participation and turnover, limit terms and if a new person or persons is running for the position on the board, the person who's term limit is up should not be allowed to run for that term.

Too much leniency. Terrible history of oversight and enforcement.

Permits do not seem to be granted with the best interest of the residents in mind

If the Town were to add additional regulations to the bylaw to help shape how non-residential uses are established, what would you like to see? (check all that apply)

#	If the Town were to add additional regulations to the bylaw to help shape how non-residential uses are established, what would you like to see? (check all that apply) - Selected Choice	Percentage
1	Limitations on building size	70%
2	Limitations on building height	76%
3	Increased landscaping/buffers when next to residential or institutional uses (e.g., churches, public buildings)	77%
4	Increased buffers and setbacks when adjacent to natural resources	77%
5	Environmental protections (stormwater design, wetland buffers, etc.)	83%
6	Limits on hours of operation	57%
7	Limits on delivery truck traffic when in residential areas	73%
8	Building site orientation	42%
9	Noise limitations	77%
10	Lighting requirements	66%
11	Other (please explain)	14%
	Total	339

Q25_11_TEXT - Other (please explain)

Other (please explain) - Text

No limits

Parking space number limitations

I am nervous about regulation that would make it hard for small business owners to operate out of their home.

As a small business owner, I am not in favor of more regulations

Traffic flow study

Design/aesthetic considerations

Add requirement for notification of proposed non-residential use to all abutters and residents of neighboring streets.

Limits on shipping hazardous materials

Reasonable limitations on hours and noise.

No restrictions or regulations

I would think we manage most of these things now (one way or the other)

I do not support this option and I think the town needs to go with option 1 and create new zoning districts entirely

Did you really allow the marina to expand into to middle of the river?

Music should NOT be limited at restaurants and entertainment venues! Outdoor lighting should be limited at industrial sites overnight.

proximity to residential

Signage; Impermeable surfaces

Don't allow trash pick at night or other noise

NO ADDITIONAL REGULATIONS. EACH PROJECT SHOULD BE CONSIDERED REASONABLY ON A CASE BY CASE BASIS

all

site plans must include surrounding buildings and context to ensure that the new structure is visually compatible with existing structures

on sewer

Regular updates on proper use/disposal of toxic materials

Strict regulation of ground water quality.

Appearances

limitation on building design

Currently our buffer zone is able to be worked in with board approval. I would like to see Essex adopt a bylaw, similar to Hamilton's, whereby the buffer zone is an EXCLUSIONARY - NO BUILD zone. Our current buffer zone bylaw allows it to be constructed in time and time again, making it meaningless!

None.

signage,

I think special permitting might be better than specific regulations, as we don't want to either scare new businesses away or limit our own ability to invite in new commercial entities that might have special needs that fall outside the regulations we have set

nothing because it shouldnt be allowed

Lighting and sound pollution

number of employees

Commercial outdoor lighting should be off after certain hours to prevent light pollution

Limits on toxic chemicals

Don't limit

Noise limitations ? Not quite sure about what that means. Also, if the delivery is in a van, fine. If it's a huge semi-rig, delivery hours should be limited. There is already too much lighting in the public areas of Essex ! Modest lighting of a commercial or public building is good, though.

We don't need more light pollution. John Coughlin does enough of that.

Anything that negatively effects or diminishes the monetary and intrinsic value of another's home/property

Parking and traffic flows

Design considerations to keep the historical, small town feel in place.

Any non-residential business shouldn't be allowed to use toxic chemicals (ei car paint) within an adequate distance from a residential home.

All of these seem like fair game.

Group businesses in business areas. People who chose to live next to businesses should know what they are signing up for.

ALL OF THE ABOVE!!!!

Stop 'use creep' i.e.: A shed becomes a shop, a shop becomes a manufacturing space, a manufacturing space becomes a machine shop and office. That's the Essex Way: sneak one by. It has to stop.

Again, as long as the buildings are within the designated commercial zoning district they should be able to serve the businesses' purpose without limitations so long as noise, lighting, traffic and visual impact on residential areas is considered.

traffic volume, use hours and road suitability for people who would access a non-residential use

I wish I were more confident that regulations would be enforced.

Limit non-tax paying entities entirely

Do you have any additional thoughts you'd like to share about the option to refine the existing bylaw and add additional regulations or approvals for non-residential uses?

Do you have any additional thoughts you'd like to share about the option to refine the existing bylaw and add additional regulations or approvals for non-residential uses?

Our existing bylaws need replacing by more comprehensive regulations as used in surrounding communities.

I currently don't have an issue with the existing bylaw as it pertains to small businesses being run out of homes and would not like to see changes that make that more difficult

I do not support this option.

allow outdoor music even after dark.

We need to encourage more businesses, not discourage.

Continue protecting legal Home Occupations and Grandfathered Uses of land and buildings. Protect residential neighborhoods from Commercial & Industrial Uses.

Not necessary

Make sure that there are penalties in place for violations and ENFORCE the penalties.

Parking for business needs to be looked at. (Brewery)Our existing bylaw can be refined, but no district zoning

Not now.

I do not support this option and I think the town needs to go with option 1 and create new zoning districts entirely

Do not Boston Essex!!

no

Zoning preferable to additional regulations to the existing bylaw. Zoning areas are a predictable, fair, and rational way to protect residential neighborhoods, and not dependent on arbitrary or indeterminate decisions by enforcing body. Current or future residents should be able to know that their neighborhood cannot be impacted by commercial development.

Regulations are only as good as their enforcement.

not in favor of creating more restrictions.

I lost trust in the current planning board so I don't trust their unbiased decision making capabilities.

It's a start but full zoning should be implemented asap.

Use zoning seems preferable vs additional regulations

I'd rather see use zoning

do it slowly, and with buy in from the town, and not just town leaders

Not at this time

I live on Western Ave and have had noise issues with Mezzanine Safeti-Gates for years including trash removal of metal parts at 3am every Wednesday morning and night time plowing that wakes me up.

determine the type and scope of industry that would be permitted in designated industrial zones

All the above concerns are already adequately covered by our existing bylaws and other state laws and regulations.

I'd like to see more enforcement of anything that happens in town

I think this could be the way to go

I think the Town needs to have more limits on commercial/industrial uses. There have been too many incursions into residential and adjacent to natural spaces.

None at this time

The heart and soul of Essex is its entrepreneurs - small businesses need a place to exist in this area and it is very easy to do so in Essex. Encourage the continued use and development for small businesses while keeping the small town look and feel. No big corporate parks,

but certainly areas where small businesses could be clustered together where they perhaps have ownership of their space in a large building to keep things affordable

NO ADDITIONAL REGULATIONS. EACH PROJECT SHOULD BE CONSIDERED REASONABLY ON A CASE BY CASE BASIS

running business out of homes is a great option for families with young children. Perhaps a few reasonable regulations so we are all respectful of our neighbors

No

This option places too much responsibility/power on the Planning Board

don't add non residential use

Not at this time

Regulations should be VERY limited and not be used as a means to arbitrarily restrict non-residential development.

consult other communities with long standing zones about success or failures..IE , Danvers, Peabody

Preserve the peace and tranquility of Essex

Essex is not the community for commercial / industrial site growth or expansion

Hoping that existing businesses (who were previously allowed to build in residential areas) will be made to adhere to and keep up to date with regulations put on new businesses.

The water and sewer limits do a good job of limiting size of developments. The zoning regulations should improve quality of life with sustainability goals including energy use and limitations on noise and lighting to preserve the rural character.

No

Not now

This is too cumbersome and fraught with possibilities of influence-peddling.

The owner(s) of said commercial/industrial building(s) should be a registered citizen of the town not just a "landlord".

Will you people please move back to wherever you came from and leave the rest of us alone?

I think that our town's biggest asset is our vast network of preserved land, both marsh and woodland. Protecting it in perpetuity should be of primary concern when making any amendments to zoning or bylaws.

no

look nationally for towns who have done it well.

If done strategically and carefully, a lot can be accomplished through changes to existing regulations v. getting mired in determining size and location of districts. Although there is much to be said for creating new districts (and I want to hear more on this) in truth given the SX general rejection of regulations, more could get accomplished faster by substantive and strategic changes to current zoning.

Essex is not suited for anything other than light industry if that...

understand needing to improve tax base but needs to be done smartly

No

If this path chosen, how to make rules known and communicated so applicants design in advance to meet needs. Limit exceptions.

Limits on disturbing scenic by ways

i feel strongly that non residential uses should not be set near residential and environmentally sensitive areas despite buffering and landscaping.

Essex is not a desirable industrial or commercial town. Any additional industrial or commercial locations are unlikely.

We are not anti-business, but there should be limitations to what is appropriate for a neighborhood, especially when considering industrial/manufacturing operations. The two typically do not mix well.

Example: Lighting at new safety building is excessive and intrusive

I think it would be a mistake to do this instead of reforming zoning

I am strongly in favor of establishing zoning laws in lieu of additional bylaws, but if Essex cannot establish these (which I feel would be devastating to our community in the long term), we must create a HIGHLY regulated environment for businesses operating in primarily residential and agricultural areas

buffers would be great

My major concern is over toxic chemicals and air quality close to residential homes.

Make sure there is adequate parking for the business being proposed. Not enough parking hinders neighboring business

be careful where you are heading here.

Continue the conversation and education of the residents

No sense refining anything until enforcement of the existing bylaws is implemented strongly without fear or favor. We need more funding for a part-time inspector. Additional regulations in an environment where lax or fear of enforcement is biased for the established interests. Planning board has too much power and needs a more objective set of guidelines.

Again, I am for creating designated commercial zoning areas - in already existing commercial areas such as Western Ave, Blue Marlin and Woolen Mill. So its not a question of refining regulations as establishing them for those areas.

This is a small town and any bylaw changes for non-residential uses need to respect the character and population of the town.

it's essential to create regulations around anything non-residential in areas with residences, or residences in reasonable proximity, to protect homeowners and neighborhoods

The problem with these is that once the commercial activity starts, there is no enforcement of violations (noise, hours, pollution, etc.)

Enforcement. Current regulations, as far as I can see, have not always been enforced. It depends on who is seeking what.

Should the Town consider creating a wetland bylaw that will protect the wetlands and the Great Marsh?

#	Should the Town consider creating a wetland bylaw that will protect the wetlands and the Great Marsh?	Percentage
51	Yes	73%
52	No	9%
53	Maybe, I want more information	19%
	Total	350

Should the Town consider ways to promote more resilient development, like tree clearing restrictions, paved area regulations, installing "green infrastructure" to help manage water on developed sites (e.g., rain gardens, pervious pavers, etc.), increasing buffers along shorelines, etc.?

#	Should the Town consider ways to promote more resilient development, like tree clearing restrictions, paved area regulations, installing "green infrastructure" to help manage water on developed sites (e.g., rain gardens, pervious pavers, etc.), increasing buffers along shorelines, etc.?	Percentage
51	Yes	64%
52	No	12%
53	Maybe, I want more information	24%
	Total	350

What protections in zoning do you want to see as a property owner in Essex?

What protections in zoning do you want to see as a property owner in Essex?

Limit over crowding of the town

Allow people to have a separate dwelling on there property no matter what the Lot size is

No more possible mixed residential and commercial neighborhoods

No Large complexes of housing.

I like the current zoning in Essex and I'm not sure that many changes are needed

I don't want to see a cell tower go up, or large structures in the down town or along the Essex River

to prevent busy commercial enterprises being next to residential.

Storm water runoff regulations to protect land owners from shutter development and changes to runoff

Less is best means smaller homes and businesses. The work from home model works well with the cottage industries of the future. Don't be afraid to say NO to industries that pollute, are noisy or corporate.

Limit multi family development

Sanctity of my home protected from adjacent incompatible uses

Keep residential neighborhoods largely neighborhoods

Height requirements, no large apartment complexes

I want farmers to be able to build modest dwellings to stay here and farm.

As a resident, I want to be able to buy land in Essex and run a business from it.

Confidence that the ZBA will stand by the bylaws and not grant multiple variances to any given project that may be in violation of a number of bylaws put in place specifically to protect our town - like a cell tower in people's backyards.

No businesses in residential areas..no home businesses

Already discussed in this survey

Protecting residential neighborhoods from mixed use and high density building. Protect town resources: water resources, open space. Preserve the historic character of Essex.

Maintain right to run small business from property, maintain short term rentals

I want our rights protected and not taken away by more bureaucracy

For us who have septic systems and wells, a scientific approach to water pollution. That attitude from some of the business owners is either callous or ignorant of their impact on their neighbors, both human and animal.

Separation of incompatible uses.

Limit mixed use in residential neighborhoods.

Grandfather in current properties. And not be restrictive on new businesses entering town.

Want to restrick commercial/industrial growth in residential areas

Enforcement of Property Right Protection

Assurance that development in my neighborhood will not negatively affect my quality of life, safety, etc

Allow small businesses,home occupations in residential areas

Protect residents from noise from businesses, provide enforcement, take the burden off of residents to enforce

Bigger setbacks between houses

Works pretty well as it is

I think that we have appropriate zoning now

I don't want my neighbor to be able to do whatever he wants to do with his property - like it is now. I don't want to wake up one day to roosters crowing, customers pulling in and out of their driveway, bright lights all night, etc etc. I also don't want my neighbor to be able to rent out his/her property airbnb style, or use as a event venue (weddings, reunions) etc.

Protect natural resources

The current anti-business sentiment is not good for town

That large housing developments cannot be built which would effect school capacity, that businesses cannot be built anywhere, that large shopping centers cannot be built, maintaining the character and quaintness of our town, protecting the beauty of essex

New zoning districts, stricter rules for existing businesses, absolutely no "affordable housing" monstrosities

I don't like that any business can open next tp private homes

want protections for reasonable use/changes to my property that don't materially impact my neighbors

Current or future residents should be able to know that their neighborhood cannot be impacted by commercial development.

more protections

Protect our open space and provide environmental mitigation/protection. Our marsh, river and woodlands are what make this town unique.

commercial, residential, and industrial uses separated, limitations on noise/light pollution, environmental protection, protection of natural resources and agriculture

I wish that residential neighborhoods, our marsh, our historic byways and tranquility and environment and safety in general were taken i to account before allowing commercial or industrial entities. Structure. Thought. Planning.

none

Protection of residential neighborhoods so that homeowners are confident that their neighbors will not interfere with their residential use.

I don't want a huge tall business coming up next to my home

Protections against development that interferes with my enjoyment of my land and home

Limitation on developing landlocked properties, limitations on development close to wetlands and marsh, smart planning for any subsisting. Essex has accommodated some poorly planned developments such as lowland farm

I don't agree with the limited zoning. Especially as growth and financial pressures mount, it is critical to control where businesses can be established. Land is really not undeveloped once built on, so it's critical that we are thoughtful about how to increase commercial business and town income in a way that enhances and does not ruin the special small town feel, which makes Essex such a cherished town and community.

Anything that could negatively impact the beauty

Wetland, river and marsh protection

Protect residential areas from commercial enterprises.

I do not want my property value to decrease, nor do I want to see any other property owner's value decrease.

I do not want to see businesses in my residential neighborhood

I want to see zoning that prevents my property from being adversely effected by a new use in the surrounding area

Protect the current character of my neighborhood so as to not adversely affect the use and enjoyment of my property.

Some restrictions to protext the beauty of the town.

Preservation of residential quality of life; minimize land use conflicts.

Noise restrictions. Time limitations for trash removal and plowing so as not to disturb nearby residents

common sense restrictions on commercial use in areas that are clearly residential neighborhoods.

If you are on sewer get increased capacity

Limit commercial development to realistic areas (Scott's way, Main St, Eastern Ave, laurel Lane)

Restrictions on businesses that create traffic in or through neighborhoods. Restrictions on noise that commercial/industrial enterprises are allowed to make. Restrictions on airBnB. Restrictions on turning front/back yards into junk yards, especially if done for commercially gain.

environmental and ecological protections

residential be kept residential and not for business.

I am very concerned about the environment, and I really think that Essex should not become more industrial than what it is.

I would like to know when purchasing a property in a residential neighborhood that I will not find myself suddenly living next to a commercial property when a property is converted from residential to commercial.

Limited growth to protect fragile infrastructure

Industtial use in residential areas

I want to see the residential areas protected from commercial and industrial impacts.

Commercial zoning

Bylaws to place additional regulations on noise, building scale/height, and lighting for non-residential uses. Well established buffers between residential and non-residential uses, which are fixed and not subject to variances..

Wetlands

A better way to enforce regulations, and proper interpretation of the written law, not just "well this is how we've always done it".

NO ADDITIONAL REGULATIONS. EACH PROJECT SHOULD BE CONSIDERED REASONABLY ON A CASE BY CASE BASIS

I don't want to see the character of Essex change

Preserve the character

We need to preserve the rural, natural feel of our town; however, we also need tax dollars to support its growth and residents would benefit from certain businesses coming to town.

No change from single family residential to any other use; existing uses grandfathered

existing single family residential properties must remain single family residential properties

Limit areas where commercial and industrial properties can expand

Keep look of town

Keep industrial additions to the town outside of downtown and out of sight

No additional industrial development

Clearly outlining prohibited and restricted businesses

Clearly outlining prohibited and restricted businesses

Winthrop and Maple streets not included in a business district.

No business Maple & Winthrop St

Want to be protected from zoning regulations

The idea of buffers next to environmental areas makes me nervous -- such developments should be anywhere near environmental areas and if they are, buffers are likely insufficient

quality of life

Open space, natural resources, and water.

I would like to see property owners' rights protected, only with a few restrictions for environmental impact. There should be no "aesthetic" criteria.

Open space, viewsheds

I want you to protect what we have

No agenda 21 no metro boston

Wetlands/watershed

Historic district on causeway to prevent historical buildings from becoming historically aborted structures, paddle board, brew building

marsh and wet land areas protected from development, insecticide use, wildlife undisturbed

Keep existing please

I want to see the character of the Town preserved. Small businesses should be encouraged

Existing Home businesses and property uses should be grandfathered

cease all commercial / industrial expansion

No developments - keeping the small town atmosphere

Keep the rural atmosphere of the town

None that haven't been identified above

Protections of agricultural land use. Preservation of scenic and open spaces. Separation of residential and industrial use.

id like to see more regulations on commercial and industrial properties and where they can be built. Id also like to see a limit on size of structures that can be built.

Largest fear - a 7/11 is built near my residential or any area that is residential focused

Not wake up with a manufacturing or outside storage use next door

As a home owner, it would be nice to understand what can be built next to me. There is always the concern that "anything can be built"

Wetland, tidal and water shed zoning protection is vital to long strategic plan of town.

to provide privacy to my home from busniess, know what can and can't be built next to me

residential

Enforcement of existing bylaws & throw away the rubber stamp!

more segregation of Commercial, industrial and residential (all forms)

No junk yards are allowed in Essex according to current bylaws. The antique shop located at the corner of Main Street and Burnham Court has a junkyard all around the building. Enforcement of current bylaws is needed.

Noise restrictions and pollution/trash by businesses are important to me.

I want the ability to build a separate dwelling unit on my land.

Residential vs business areas

More buffer zones protecting the Great Marsh and ACEC. No building within the 100 foot buffer zone. Enforcement of bylaws.

I don't want business interfering with the daily rhythms of the neighborhood. Nor do we need any more traffic

Establish zoning districts

Concerned about commercial use in clearly residential areas

I would like to protect my own home and the community in general from visual, noise, smell, pollution, and traffic encroachments that some larger industrial businesses might bring. I would prefer to encourage quieter, smaller footprint businesses that can operate in harmony with the existing natural resources and historic culture of Essex. I would like for there to be better enforcement of home occupation businesses to make sure that abutting residents are not taken advantage of by rule-breakers who ignore the limitations on noise, smell, signage and traffic, thereby protecting the right of those who follow the rules to continue to do business under the existing bylaws.

I think areas should be designated, industrial etc. long term this will lead to an organized community.

leave the bylaws alone

Environmental, Conservation land protections, etc.

Preservation of tree lines and existing screens between existing development and new development v. permitting clear cutting

Limitations on the commercial of residential properties into commercial or industrial uses such as has occurred to several contiguous properties east of Southern Ave just south of Bothways Farm. An area that was three residences now contains a commercial dog kennel, extensive storage and staging for a large, formerly Manchester based landscaping firm and storage for hundreds of porta-potties.

Being supportive of making business as easy as possible in Essex, I am mostly concerned with the potential environmental impact of certain new businesses and the impact on the historical legacy of Essex.

All residents deserve peace of mind in their home space. I would like to see that there is more concern and respect for residents in the zoning, such as not allowing boarding houses (happening near me currently) or that there will be construction of storage units that may allow chemical storage and possible leaking of those chemicals. Protecting the waterways and groundwater sources will also be essential to our zoning decisions.

Protect the watershed, ground water, great marsh, river and the beautiful open spaces

Limit multi family buildings

Be aware of environmental repercussions, respect the land and your neighbors

Keep open spaces, parks, keep old Fire House land open.

Would like a "right to farm" bylaw like what Ipswich has. Would like town to be protecting/preserving open spaces and scenic byways which are the reason we moved to Essex in the first place.

Noise, decrease heavy trucks/equipment on the road. Limit industrial waste in marsh area

No developer-built subdivisions or town houses that make money for one person at the expense of the rest of us who need to live with what they leave behind

If federal and state regulations meet the need (eg for Great Marsh and Wetlands), then don't add unnecessary layers, but affirm commitment to those laws. Protect my investment in my home from random uses that negatively impact both property value and quality of life. ENABLE diversification of the tax base to relieve tax burden on homeowners.

Building area to site area restrictions

Industrial/noise/pollution

no nonresidential construction near established residential areas or environmentally sensitive/protected areas.

Nothing additional

use of site controls

Maintain the small town character of the town. This is what draws people to Essex.

With environmental protections, the zoning Bylaws shouldn't have to be too robust thorough. As long as the review process for applications is

Overbuilding is what worries me. The variances being granted are too much, too amenable to overuse of a site.

None.

No cell tower

Let's consider the future and zone for potential flooding/sea level rise.

I don't want ANY industrial or multi family homes in my neighborhood

I'd like the town to retain its small-town feel. Let Danvers look like Danvers. We have something special here -- historically, environmentally and aesthetically. It's worth protecting. From a practical point of view, with tourism our main "industry," it's essential to retain the character of Essex for financial reasons. Tourists visit because this town is NOT like every other town. They come to walk the woods and enjoy the river -- which is precisely why many of us live here -- so we should do everything to preserve the nature of this extraordinary and unique landscape.

It's unfair and perhaps abusive to do for one what hurts another whether it be financially, intrinsically, etc. If that is the case, people need to be compensated for the loss.

Protect natural resources

Greater setbacks and lot size requirements (unless a cluster development) and the incorporation of green space in each lot.

Make a commercial zone, and protect the environment.

Greater voice from residents in what can or should be allowed in neighborhoods. Greater scrutiny over business plans / intentions. Additional oversight / enforcement. Requirement for business owners to provide more detail about their intended operations. More meaningful fines when there are repeated violations.

See prior

See prior

I would like assurances that commercial/industrial buildings will not be constructed in my neighborhood or any other neighborhood in town.

Environmental protections, open space protections

That industrial use not be available in highly residential areas, and that commercial use in residential areas be limited.

Green space, park land, conservation land, wetlands. Provisions for non-motorized transportation.

Avoid commercial and industrial uses that interfere with residential uses and natural resources and open space

No business in residential neighborhoods

Restrictions on the broad definition of home occupations as is now bin by laws

Strict residential areas - no mixed use

Prohibitions on subdividing previously single family lots in residential neighborhoods

Don't want a business as my neighbor.

Essex is a major outlier in this state in two critical ways - 1. incredible natural beauty within a still close-knit, economically diverse community and 2. lack of any common sense zoning laws. Those two realities are in stark opposition to one another. In order to protect the very things that make Essex special (including a strong and improving downtown business district), we need to develop and implement zoning laws on par with our neighbors. Otherwise, we risk this community growing to resemble a place like Salisbury, where the beauty of the Merrimack River and coastline is completely overshadowed and blighted by the overwhelming number of industrial and other businesses (including strip clubs, dispensaries, etc.) in every available inch of developable land.

protecting both residential and commercial interests within the framework of a reasonable guideline

limiting large parking lots and impervious surfaces, buffers between nonsimilar uses

Environmental impact

Air Quality & Noise Regulations

I love the idea of areas set aside for development.

Protections to keep all current residential areas. The downtown business district should not include Winthrop, Martin, and Maple streets.

Maintain residential areas

Uses regulated by zoning districts

Allow mixed use

Regulations on what can be built and where. Protection of our natural resources, historic buildings and general small town charm.

We should restrict to protect property owners values.

Free will

Clarification of existing by-laws. I am not in favor of making it more difficult to develop property for housing or low impact commercial/industrial. Essex needs tax revenue!

keep an eye on the water table

How much of a site can be developed

pavement and lighting restriction additional natural planting buffers

Adjacent uses. More affordable housing

Protect residential from CI use. CI can directly impact residential value.

protecting neighborhoods from excessive noise, traffic and other pollution

Existing Zoning by laws to be implemented without fear or favor, for starts. Increase fines and levy them to a level that provides an incentive to correct the violations.

A lot of my issues has to do with lax enforcement. Some people tend to do what they want, then later plead ignorance or claim that their activity is now established and should remain.

I want to see the Town and the Planning Board stop rolling over to unscrupulous developrs

preserving open spaces

Land uses next to residential housing

That businesses, excepting cottage industries, be limited to designated commercial districts.

Responsible planning for reasonable development needs to be reflective of this community, not a reflection of other locations. i am concerned that in an effort to open up some opportunities through zoning changes, we may end up with an environment which is not in the best interest of property owners. As we all know, we pay a high tax rate to live in Essex because of what it offers to its residents. We just need to be very mindful that that is of paramount to all of us with any zoning changes.

protection of residential neighborhoods - the idea that businesses could come into a neighborhood and entirely change the character, not to mention hurt property values, is beyond troubling - Essex needs to protect its homeowners

Prevention of further commercial sites along rt. 133 to prevent the further degrading of the scenic character of the area.

value of my property, beauty, quiet

No commercial use in residential areas. Enforcement.

Single family home owners should be preferred in all instances

Limits on cell phone. Limit on expansion of self storage facilities and their asphalt footprint.

Are there any specific changes you'd like to suggest to make the bylaw clearer and more understandable?

Are there any specific changes you'd like to suggest to make the bylaw clearer and more understandable?

Mimic what is being used in surrounding communities.

Establish that runoff must be maintained or reduced during any property modifications.

Essex is at a crossroad and as a small town New England coastal community we have it all. Let's be the leaders and think big as to how to best build while addressing climate changes and preserving our historic culture.

At least one professional / expert employed by town to assist in administering said bylaws

Since this survey and most information is all through the internet, Essex should have free WiFi for all residents. It's a public utility and should be treated as such.

More restrictions on tree cutting...we learn more every day of how important they are to carbon sequestration etc.

Not sure

Not right now

Provide a clear explanation not using legalese. Explain the regulations in terms everyone can understand.

allow more music in town, in restaurants, and local businesses

This is a huge ask. Our bylaws are so vague and open to interpretation. It will require looking at each bylaw and researching how other towns have refined theirs, then pulling aspects of those bylaws we like and making them fit for Essex. There are SO many changes that need to be made to make the bylaws clearer...

expand special permit usage

no

yes clearer language

violation fines

I think new zoning districts need to be created. I'd be open to starting all over.

None at this time

Yes - the existing laws need to be edited so that they are less ambiguous. For example, does a business need a fence or evergreen screening that is at least 6' high when its installed? Currently it can be one or the other in spite of how its written, and as long as whats planted ultimately gets to 6 feet in height its deemed ok by todays planning board. When I read that I think that it means at the time of building so that neighbors have immediate screening.

NO. LEAVE THE BYLAWS AS IS.

no

No

No changes needed

Design review board

clearer zoning laws

No

no

No

Not that I can think of

Respect for agriculture as a component of Essex's identity and original land use.

Protect the beauty, residential areas of Essex without limiting revenue (it's a balance)

All bylaws need to be "more understandable". Maybe write the bylaw and add a simplified summary

Bylaw implementation and enforcement in many "grey" areas within town.

updated to todays standards an meanings

Need more information

Enforcement, fines, some kind of punishment is needed for scofflaws.

Reduce the 60,000 square foot requirement for separate dwelling units. We need to increase the tax base.

Currently lots can have 25% of impervious surface. Make it less than 20%. Site review is vague and has no teeth. Specify character of town and design criteria. Create historical districts, design acethetics,

How will anything be decided on? A simple majority etc?

Assign designated commercial / industrial areas

no

Make it modern, human. Understandable.

Impossible to say without more familiarity with specific language used. That said, bylaws can cause one's head to spin and eyes to glaze over.

Most zoning bylaws have a table of allowed uses for the various zoning districts indicating which activities are allowed as of right and which need special permits. This would be a good start.

I believe that has been covered in previous questions here.

Will defer to MAPC team to tell us that helps both residents and new businesses AND developers who could bring vital light industry and mixed use areas for future of the town.

have the boards clearly work together (Ie planning board and conservation committee and zoning board etc)

No

No

Cell tower denied

Have planning board speakers at town meeting give a "plain English" summary of the by-law pre and post proposed changes.

Need more information

n/a

No

No

There should be a public hearing with any business addition

An understanding that violation of rules will result in penalties or negation if user

Write it in clear, easy to understand English so all residents can understand and have printed copies available at town meeting and have it available on town website for review before town meeting.

The current bylaw should be done away with in favor of zoning protections focused on preserving Essex for the future.

site plan review doesn't seem to have any teeth and is merely an administrative exercise that does not protect anyone or provide meaningful input

Less special interest from board members

No airbnb, limit commercial areas

Leave things as is

Clear and concise

Define the entitlement process, require it by statute and provide swift and certain penalties for those who choose to ignore them, claim ignorance or pretend they don't apply to their project. Disallow the granting of post-facto variances and force compliance to the bylaws.

In general the bylaws seem vague and not specific enough

I don't know particulars of the bylaws.

Designating commercial districts means a major revamping of bylaws so specific changes to existing bylaws don't really apply.

no.

residential districts would help people know what shouldn't be in certain areas

need to consider the atmospheric that affect the travel of sound over water:

What additional information do you need to know about zoning changes?

What additional information do you need to know about zoning changes?

I would like to know clearly how any change in zoning would affect small businesses in our town.

What the proposal specifically are, why are they being put forward/ what problem are they looking to solve and a look at a wider range of options to solve issues.

Zoom meetings are useful but do not provide opportunities for in-depth discussion and reflection. I would hope that we postpone voting on these issues until we enter a post covid times and can have more meaningful discussions.

More detailed maps.

Would like to have a better understanding of what the planning board is thinking about zoning.

Just make it all available on the essexma.org website...and improve the search function, but it's not horrible as is.

As stated earlier: First & foremost, correct ALL maps used to discuss Zoning to show the Essex Downtown District accurately! At the May 15, 2021 Town Meeting, the Downtown Zoning District was amended and approved to delete the following streets: Maple Street, Pickering Street, the east side of Western Avenue and Winthrop Street. Make that clear so everyone knows the correct and current boundaries of the Downtown District.

Why is this being proposed now?

I'd like to know how things like Rivers Bend ever got approved in the first place

Give many examples and "What ifs" to understand impact better

Not sure

Is this part of the Green New Deal?

how soon can it happen

None

The town will need very specific and detailed, but understandable details.

Make sure that any changes take environmental issues into consideration.

how it would be decided.... who would decide.....

Benefits to the changes. Cost to the taxpayer

How it will effect the residents.

make sure everyone in town is aware of changes. Through every possible means, paper, social, etc

none at this time

The concerns of all Essex residents need to be heard.

clearer direction on sewer moratromium

a lot

It appears from taking this survey that I need considerably more information about Essex zoning changes. And as a result, any specifics are currently unclear.

None at this time

NONE

I would like for TRANSPARENT communication to continue so residents become more involved!

I would like to know specific examples of proposed uses that are before the Planning Board now. The example of the house for sale on Pond Street that was proposed to become a Paintball business was very poignant. I don't think most Town residents will understand the importance of this project without specific examples like this

it feels like the Town is being pressured to change its zoning bylaw. what are the sources of this pressure and what changes are being requested?

I would say this was a confusing questionnaire. This topic warrents a town meeting or engagement where the leadership can walk through their goals either in person or virtually so residents understand what is at stake and what is being considered/voted on.

draft proposals

Who wants zoning changes? What is driving the need for this survey?

None

really just a cut and dry explanation of commercial/industrial proposed changes

kept up to date by web means

Where would they apply and are there some that would affect the value of some property owners

what information protocols would be used to keep Essex residents immediately informed of contemplated changes

This concerns wetlands bylaw, for which you don't have a text box: YES, Essex should strengthen the State protections with its own enhancements as allowed by STate law and as many have done. A no-brainer here where we value the River and the Great Marsh so highly. Remember also: the health of the woodlands and the fresh water resources is directly linked to coastal resources.

Very complicated subject that requires more thought.

None now

What happens next: what process?

Form a knowledgeable com and get going

Tax rates.

What the plan is and what changing zoning is going to do to benefit the town in the next fifty years. we all know that the town will change. Lok back into history and you can see the changes clearly. towns are suppose to change even though people do not like change, change will happen and planning and zoning will let the towns people guide the changes.

a lot more information about what we have now and changes being considered

The idea of creating a tree clearing restriction show not be considered. Tree removal or maintenance decisions on an individual property should be completely up to the owner of the property. Decision to create 'protections' is a restriction on property rights, and leads to a town eventually incorporating rules/covenants similar to HOAs with far too much decision power and limits personal autonomy in property ownership.

what are the tentative plans

Building inspector needs to declare certain buildings in Essex as CONDEMNED, such as the Allen property on Southern Avenue, the barn next to Ernies's Gas station. Changes are good, only IF someone is responsible to oversee regulations!

How Zoning changes will affect existing sole proprietor working out of their homes and property such as myself

Who exactly is responsible for this mess?

none

Basic outline, no legal nonsense.

What other MA communities have started with a general zoning bylaw and what their experience was as they transitioned to one or both options offered to us.

What are the best zoning and bylaw practices in other New England towns that are similar to Essex? How do they manage/regulate, strike a balance of economic development and maintaining the character of a small sea town?

Actual proposals

Proposed commercial and how can we protect or create new water resources AND foster development

What specific changes are to be made

Allow private streets to be made public roads - everyone still paying same taxes

I don't know if you're thinking of any zoning change in particular. But there will be increased pressure for building and the stress this will put on the town infrastructure (schools, sewers, water usage, electric grid usage will overpower any tax benefit to the town).e

None

Why not protect Essex beauty in a time of need to preserve not destroy

Lots, but I don't know what I don't know.

I'd like to know, specifically, where the Selectmen and the Planning Board envision future development.

How the process will be finalized

final areas designations

How they impact the town's tax base.

Nothing more now but as the town starts to identify new zones, I'd like to be informed

Make them

What are the consequences to doing nothing? How do other similar sized towns in MA structure zoning?

Give sp edifice, concrete examples when presenting and explaining proposals for change.

No more preliminary estimates brought before Town Meeting.

All.

information..those of us living on the lake often feel like we live in a different town

keep this process transparent

Need more information

How will residents continue to have input into the process?

Anticipated timetable for recommendations.

how the town will work to protect homeowners

I want to know how they will be enforced. The Riversbend property seems to have violated all sorts of exiting bylaws, so how do we prevent more of the same?

Do you live, work, or own a business in Essex? Check all that apply.

#	Do you live, work, or own a business in Essex? Check all that apply.	Percentage
1	Live	97%
2	Work	31%
3	Own a business	21%
4	Prefer not to answer	1%
	Total	341

How long have you lived in Essex?

#	How long have you lived in Essex?	Percentage
1	0-3 years	8%
2	3-10 years	23%
3	More than 10 years	68%
4	Prefer not to answer	1%
5	I don't live in Essex	1%
	Total	341

What age are you?

#	What age are you?	Percentage
1	Under 18 years	0%
2	18-24 years	0%
3	25-34 years	4%
4	35-44 years	16%
5	45-54 years	21%
6	Prefer not to answer	4%
7	55-64 years	26%
8	65+	29%
	Total	340

Do you own or rent your home?

#	Do you own or rent your home?	Percentage
1	Own	94%
2	Rent	3%
3	Prefer not to answer	3%
	Total	342

What is your race?

#	What is your race?	Percentage
1	White	78%
2	African American	0%
4	Asian American	0%
6	Other	2%
7	Latino	0%
8	Prefer not to answer	19%
	Total	333

What is your annual household income?

#	What is your annual household income?	Percentage
1	Under \$50,000	2%
2	\$50,000-\$100,000	9%
3	\$100,000-\$150,000	20%
4	Above \$150,000	34%
6	Prefer not to answer	35%
	Total	330