

**Ivoryton Center Zone – Section 8_
Draft 3/31/09**

(Based upon Committee Comments on 9/25/08, 10/30/08), 1/22/09, 2/26/09 & 3/12/09

Note: The Regulations follow the current Commercial Zone (Section 80). The numerical designations will need to change in the final format. Current uses are in regular type. Proposed comments are in **bold type**. Proposed deletions are in [brackets]. *Comments are in italic print. Current parking regulations are in parenthesis for informational purposes. The format and spacing for the regulations is not finalized.* **Proposed new parking regulations are meant only for this new zone.**

8 A. USES PERMITTED. In [a] **the Ivoryton Center** Commercial District, there shall be permitted subject to the limitations 8_B.1 (including the provisions of Section 120 and 130):

8_A.1. GENERAL PRINCIPAL USES. The following principal uses and buildings:

(A) One-family dwelling.

(B) Customary home occupation carried on within an existing dwelling by a permanent resident thereof in which not more than two nonresidents of such dwelling are engaged, if such use is secondary in character and intensity to the use of the building as a dwelling and such activity does not noticeably change the apparent residential character of the premises by creating noise, odors, smoke, fumes, vibration, illumination or radio or television interference; *(Current Parking Regulations: two cars per single-family residence plus one car space plus one car space for each employee)*

(C) Professional and business offices and financial institutions not exceeding **2,500** [1,800] gross square feet area of building; **Proposed Parking Requirements: 2 spaces plus one per employee on shift**

(D) Retail stores, not exceeding **2,500** [1,800] gross square feet area of building, [including custom tailoring, watch and shoe repair]. **Proposed Parking: 2 per 1,000 sq.ft., or part thereof, plus one per employee on shift.**

8_A.2. SPECIAL PRINCIPAL USES. The following principal uses and buildings only when specifically authorized in the particular instance by a special exception granted by the Commission subject to the conditions prescribed in or pursuant to 130

(A) Theaters for indoor motion picture projection or dramatic or musical productions; *(Current Parking Regulations: Two car spaces per three seats)*

(B) Dance studios, establishments for musical or theatrical instruction and physical culture; *(Current Parking Regulations: Theaters: two car spaces per three seats; Recreational facilities: one car space per each three legal occupants)*

(C) Restaurants. Eliminate: [with no more than 10 customer seats, providing that (a) no part of the lot so used is within 750 feet of any part of another lot so used, and (b) no part of the lot so used is within 200 feet of any part of a corner lot, and (c) no restaurant be located on a corner lot]. *(Current Parking Regulations: one car space per three customer seats, other than counter or bar service seating, plus one car space per 1 ½ counter or bar seats or fraction thereof, plus one car space per employee)*

(E) Professional and business offices and financial institutions exceeding 2,500 [1,800] gross square feet area of building; **Proposed Parking: two car spaces and one parking space per employee on shift --more spaces may be warranted depending upon the type of business and number of visiting clients.**

(F) Retail stores, exceeding 2,500 [1,800] gross square feet area of building; **Proposed Parking: Two car spaces per each 1,000 sq. ft. or fraction thereof, plus one space per employee on shift.**

(G) Barber shop, beauty parlor, cleaning or laundry agency, or similar retail service establishment; (*Current Parking Regulations: Two car spaces per employee*)

(H) Bakery, confectionery store, and food service shops, none of which may include drive-up window service; **Proposed Parking: Two car spaces, plus one per 1,000 sq.ft. or part thereof, plus one space per employee on shift.**

(I) An emergency medical transportation service conducted by a nonprofit organization furnishing ambulance transportation and ancillary in-transit emergency services in a vehicle or vehicles owned and operated by a nonprofit organization; (*Current Parking Regulations: Five car spaces per doctor on duty, plus one car space per employee*)

(J) Public schools; (*Current Parking Regulations range from one car space per employee, or one car space per three auditorium seats, plus save pickup & discharge – parking for high school is more*)

(K) Churches, synagogues and other places of public worship; (*Current Parking Regulations: One space for each four seats in principal worship area*)

(L) Accessory apartments (not to exceed two (2) **located in a single family house or commercial structure subject to the provisions of Section 45.** (*Current Parking Regulations: one-two parking spaces per unit depending upon size*).

(M) Multi-Family Units subject to the provisions of Section 131.

(N) Retail package stores, subject to the provisions of Section 112, the sale of packaged alcoholic beverages. [, provided that (a) no part of the lot so used is within 200 feet of any part of a corner lot, and (b) no retail package store be located on a corner lot.] **Proposed Parking: two car spaces, plus one car space per 1,000 sq.ft. or fraction thereof, plus one car space per employee on shift)**

(O) A municipal or volunteer owned or operated fire house; police, fire marshal and other municipal office and [vehicle garage facilities].

(P) Municipally Operated Parking **Areas** [Facility]. Anything in these regulations to the contrary notwithstanding, 1) the landscape strip adjacent to and extending the length of the street line shall be reduced to a strip not less than [8'] **10'** wide: 2) the maximum combined coverage of all above ground parking improvements shall not exceed **65%** [90%]; and, 3) when two (2) or more lots are joined to form a contiguous municipally owned, leased or operated parking facility setback distance to the common interior lot lines shall be reduced to 0' **subject to the provisions of Stormwater II regulations.**

(Q) Libraries, museums, auditoriums, **and/or** public health nursing service facilities operated by a governmental or nonprofit corporation [and multiple

dwelling projects to provide housing for elderly persons pursuant to Sections 8-112a through 8-119c of the Connecticut General Statutes]. (*Current Parking Regulations: Libraries & museums: Eight car spaces plus one car space per 800 sq. ft. of gross floor area; Auction or Gallery: one car space per two customer seats; convalescent homes etc: one car space per employee or staff member plus one car space per four patient beds*)

- (R) Medical doctors' [clinics and] offices [hospitals, sanitariums or convalescent homes, correctional institutions or facilities for the care of the mentally ill or mentally handicapped and care centers for drug addiction or alcoholism, provided that the lot area is equivalent to not less than 2,000 square feet for each patient sleeping accommodations if the lot is served by public water supply and not less than 8,000 square feet if not served by public water supply. Notwithstanding any language elsewhere in these regulations to the contrary, medical doctors' clinics and offices shall not be permitted in any other zoning district by reference to this section]. (*Current Parking Regulations: medical offices: five car spaces per doctor on duty, plus one car space per employee*)
- (S) Parks, playgrounds, forests, wildlife sanctuaries, boat landing areas, and similar open reservations operated by government units or nonprofit organizations.
- (T) Daycare facilities
- (U) Water supply facilities to include pump stations, pressure reducing stations, storage tanks and towers, wells and treatment facilities.

EXCEPTION: Other than in Subsection 8[0]_A.2.[E] (**C**), no special exception shall be required for the establishment of a new use in any lettered subsection of 80A.2., similar to a use in the same lettered subsection which has already been granted a special exception. For the purpose of this section, "similar" shall be defined as not substantially changing the amount of traffic, crowding, or effect on neighboring premises, of the original special exception approval. *Note: This sections was moved from after Section 80A.2(U) in the Commercial zone regulations (and before 80A2.(V) because it appeared to be a formatting error and should be at the end of the Special Principal Uses section.*

8_ A.3. ACCESSORY USES. Any accessory use or improvement but not including:

- (A) SIGNS. Any sign, unless it conforms to the requirements prescribed therefore in these Regulations;
- (B) BUILDINGS. Any buildings used for residence purposes unless the area of the lot upon which the principal use is located conforms to the minimum required for all dwelling units thereon including such accessory buildings; and
- (C) LIVESTOCK. The keeping of livestock or the keeping of poultry or other animals [except as household pets]...

8_ A.4. SIGNS. In addition to any sign permitted under 111B. and subject to the limitations prescribed in 111A., signs as accessory uses as follows:

- (A) RESIDENCE USES. Accessory to a use described in 80A.1.(A), one resident name sign, not exceeding two (2) square feet in area, or, in the case of a

customary home occupation, one business name sign not exceeding two (2) square feet in area; and

(B) OTHER USES. Accessory to a use described in 80A.1.(B) through 80A.1.(D) or in 80.2(A) through 80A.2.(U): (1) Two separate business name signs not to exceed 12 square feet each; (2) One multi-business name sign, each name sign not to exceed two square feet, total sign area not to exceed 12 square feet; (3) One advertising sign not to exceed 18 square feet; (4) A fabric banner, pennant or flag not to exceed 12 square feet; and (5) or other sign as specifically authorized by special exception. **Subject to the following conditions:**

1. **The only permitted sign illumination sources are incandescent and florescent lights;**
2. **Sign lighting shall be mounted on the sign, the building, or on the ground in such a manner as to shield the light source from direct view;**
3. **Building lighting shall be located on the building or on the ground in such a manner as to shield the light source from direct view;**
4. **Internally illuminated signs that are located in the interior of a building shall not be placed in a manner to be used for exterior advertising through storefront windows.**

8_B.2. LANDSCAPING. All lots used in [a] the **Ivoryton** Commercial District shall provide a strip of land not less than [15] **10** feet wide), adjacent to and extending for the length of the street line, which strip shall be kept in lawn or otherwise suitably landscaped. Such strip may be traversed by not more than two driveways, and one additional driveway for each 200 feet of frontage of the lot in excess of 300 feet. Not more than 25 percent of all parking provided shall be located between the principal building and the street. The balance of parking provided shall be located in an area either behind the building or screened from the view of the street, except at entrances to and exits from the parking area. Such screening shall consist of either evergreen vegetation or an opaque fence between four and five feet high.

8_B.2.a. ADJOINING RESIDENCE DISTRICT. Where a property adjoins a Residence District on the side or rear, a "green belt" shall be planted and maintained at a **minimum of [30] 15** feet in depth, including conifers planted in no fewer than two rows, no further than 15 feet apart, with trees planted no more than 15 feet apart along each row, staggered to provide maximum screening, and using trees not less than two inch caliper at time of planting; **A wider green belt may be required depending upon the nature of the property and/or proposed use.**

8_B.3.a OTHER CONDITIONS. Such other reasonable conditions as the Commission may deem necessary or appropriate to impose for the purpose of preventing or diminishing: (A) any adverse effect of the use, land, or improvements to be authorized, upon the health, safety, and welfare of the Community, (B) Any undue annoyance or disturbance of the occupants of premises in the general neighborhood of such use, land or improvements, and (C) any impairment of the suitability of such use, land or improvements for the General Principal Uses permitted in the district thereof under these Regulations and predominantly existing therein.

8_B.3.b. ARCHITECTURAL DESIGN. **The architectural design of buildings and signs, including the building materials, and exterior elevations, shall be of such character as to harmonize with the neighborhood and accomplish a transition in character between premises of dissimilar uses and improvements. (From Section 130A)**

8_B.3.c. **PARKING.** If adequate off-site public parking or shared off-site parking can be demonstrated, the parking requirements can be reduced or waived by the Zoning Commission.

8_B.3.d. **LIGHTING.** All exterior lighting shall be "Dark Skies" compliant in addition to requirements in Section 111.

8_C. **REQUIRED CHARACTERISTICS.** The lot and the buildings involved in any general or special principal use in the **Ivoryton Center** [a] Commercial District shall conform to the following characteristics:

[DISTRICT C] **IVORYTON CENTER COMMERCIAL DISTRICT**

Minimum Lot Area [30,000] 10,000 Sq. Ft	Minimum Lot Width [150] 100 Feet	Min. Lot Area Per Family Dwelling Unit* [30,000 sq. ft.] per CT Public Health Code requirements for septic systems	Front Setback [30] 0
Side Setbacks [15] 5 feet	Rear Setback 30 feet	Maximum Building Coverage [15] 50 %	Maximum Building Height [30] 35 feet

NOTE A: The maximum building height shall be determined by measuring vertically from the average ground level at the base to the average roof height. Ten (10) percent of the footprint area may exceed the 30 foot height limitation not to exceed an overall height of 45 feet. The maximum combined coverage of all above ground improvements, including but not limited to buildings, accessory structures, and parking areas, traffic lane areas, turning areas, entrances, and exit areas, shall not exceed 65% of the lot area. The remaining 35% shall be landscaped or left in a natural state.

The following is for informational purposes only:

Family Dwelling Unit is defined in the Zoning Regulations as *A physical area of a dwelling within which a family dwells separately from any other family.* There are only six properties in the proposed zone that are over 30,000 sq. ft.:

- The Town Park (44,868 sq.ft.)
- Ivoryton Playhouse (70,132 sq.ft.)
- Ivoryton Playhouse land off Comstock (2.45 acres)
- Ivoryton Inn (60,113 sq.ft.)
- MUR Properties (126 Main – 5 acres)
- Burdick Property (18 summit – 30,056 sq.ft.)

The minimum lot area needs to be adjusted to allow accessory apartments if the septic system meets the Public Health Code.

Uses that are allowed as a Special Principal Use in the Commercial zone but were eliminated in the Ivoryton Center Commercial Zone are:

- (C) Billiard parlors, bowling alleys, indoor skating rinks and similar commercial places of recreation.(H) A transfer station. (K) Undertakers establishments (L) Newspaper plant or job printing establishment, blueprinting and similar reproduction service (M) Radio and television broadcasting studios (N) Business, secretarial or vocational schools (O) Automobile service stations and car wash enterprises...(Q) A municipally operated public works garage. (R) A municipally operated dog pound (W) Cellular telecommunications facility (Z) Veterinary Clinic

APPENDIX B

Estimated Current Water Usage and Potential Sewage Disposal Demand
Prepared March 2008

Estimated Current Water Usage - Ivoryton Commercial District Properties

Address	Owner	Map/Lot	Lot Size	Current Use	Water Use (gpd) current 1 yr average	Septic Size/last repair	Meets Code?
104 Main St	Blake	57/20	0.37	Barber, Retail, 1-2BR apt	121	500 gpd/1994	No ¹
106 Main St	IVTN Library Assoc.	57/19	0.2	Library	11	Tank - leaching? shared?	No
107 Main St	Waterman	57/14	0.29	Rest., Retail, 1-2BR, 1-3BR apts	408	Shared/1959	No ²
108 Main St	Peters Trustee	57/18	0.33	Offices, 2-1BR apts	342	915 gpd/1988	?
109 Main St	Yellin	57/13	0.66	Lodging	734	Shared/1959	No ²
114 Main St	Echtman	57/17	0.62	Service Station	16	1 DW/1963	?
115 Main St	Yellin	57/04	1.38	Lodging/Restaurant	1021/439(1Q)	Shared/1959	No ²
116 Main St	David	57/16	0.39	Residential 2-2BR apts	90	2 (tank+DW)/1984 rep.	No
120 Main St	Hardgrove	57/15	0.36	Residential	79	Unknown	?
126 Main St	Mur Properties	57/37	5	Industrial	304	Shared/1959	No ²
6 Summit St	PDD Holdings	57/12	0.13	Office, 1-1BR Apartment	27	272 gpd	No ⁴
8 Summit St	Yellin	57/11	0.08	Restaurant, 1-2BR Apartment	370	382 gpd	No ³
12-14 Summit St	SX Fire Company	57/08, 57/10	0.35	Fire House	0	Tank - leaching?	?
18 Summit St	Burdick	57/06(part)	0.69	Service garage (Burdick)	0	Tank inside bldg-leach?	No
22 Summit St	Burdick	57/05(part)	0.08	Residential - single family	205	Tank - leaching?/1994	?
10 No. Main St	Melino	40/12, 40/13	0.16	Residential - single family	58	Tank-DW/50 yrs old	No
103 Main St	IVTN Playhouse	40/11	0.6	Theater	264	607 gpd/2000	Yes
Main St	Town of Essex	40/10	1.03	Park	0	No septic	-
Estimated Current Water Usage/Day					4,489		

Design Footnotes:

¹Filled land - original soil below water table.

²Shared system - capacity > 5000gpd - DEP jurisdiction, also community system (WPCA), no easements/agreements (see Cissell report 1998)

³Ivoryton Tavern system repair done on Playhouse property. Line goes across Summit Street - there is an easement in place.

⁴Tank and pump chamber are currently too close to building - system may potentially meet code, but investigation needed.

Estimated Potential Sewage Disposal Demand (based on proposed revitalization development)

Address	Owner	Map/Lot	Lot Size	Current Use	Septic Demand Estimated (gpd)
104 Main St	Blake	57/20	0.37	Café/restaurant-10 tables w/4seats each	1,200
				Upstairs apartment	300
				Barber/beauty shop (200-400 gpd)	300
				Other Retail	200
106 Main St	IVTN Library Assoc.	57/19	0.2	Library	11
107 Main St	Waterman	57/14	0.29	Rest., Retail, 1-2BR, 1-3BR apts	408
109 Main St	Yellin	57/13	0.66	Lodging	734
114 Main St	Echtman	57/17		New bldg retail/non-medical office	800
115 Main St	Yellin	57/04	1.38	2 Floors- 4,000 sqft/boar Restaurant, bar, banquet fac.-314 seats	9,420
126 Main St	Moeller Instruments	57/37	5	14 apartments (2bdrm ea.)	4,200
				4 apartments(2 bdrms ea.)	750
6 Summit St	PDD Holdings	57/12	0.13	Office, 1-1BR Apartment	1,200
8 Summit St	Yellin	57/11	0.08	Restaurant, 1-2BR Apartment	27
18 Summit St	Burdick	57/06(part)	0.69	Service garage (Burdick)	370
				Estimated Revitalized Ivoryton Village Center Septic System Demand/Day S-T	0
				Estimated Revitalized Ivoryton Village Center Septic System Demand/Day S-T	19,920
Pratt Read Factory	Tom Briggs			10 apartments (2 bdms ea.)	3,000
Brick buildings- west end				Restaurant - 10 tables w/4 seats ea	1,200
old factory buildings				office space	?
old factory buildings				light manufacturing	?
				Estimated Developed Piano Factory Septic System Demand/Day S-T	4,200
Estimated Combined Septic System Demand/Day Total					24,120

Memo

To: Ivoryton Village Sub-Committee
From: Carol L. Lord, R.S., Chief Sanitarian
CC: Christopher Goff, M.D., Director of Health
Date: February 25, 2008
Re: Ivoryton Village Septic Discussion

The Ivoryton Commercial Zone consists of eighteen properties (see attached chart). They are mostly older buildings with mixed use, along with several civic or municipal uses. They are all served by public water and on-site subsurface sewage disposal systems. Lot sizes range from 0.08 acres to 5 acres, with twelve of the eighteen properties on less than one-half acre. The soil topography has been "adjusted" since the early nineteenth century in this area, and many properties have had fill added to their original (usually marshy) landscape.

The overall water use of these buildings is relatively low (total current 4500 gpd), and for that reason the largely antique septic systems on the sites continue to function. We do surface water testing at the Main Street bridge over the Falls River twice a year, and there has been no indication of bacterial contamination or high levels of other septage indicators. The soils are porous sands along the river, and glacial till with shallow ledge and boulders in the upland areas.

The Public Health Code and the Essex Wastewater Management Ordinance both restrict increases in the septic design size of an existing property if certain conditions cannot be met. The most important concerns with respect to the Ivoryton commercial district properties are:

- PHC requires that each building be served by a separate septic system located on the same lot, or on an easement approved by the State on another lot.
- "Change in use" in Public Health Code definitions means any structural, mechanical or physical change to the building which allows the occupancy, design flow or required leaching area to increase.
- "Building additions" – no addition to any building shall be permitted unless the local director of health has determined that after the building addition a code-complying area exists on the lot for the installation of a septic system. The Essex ordinance currently is more stringent than the Public Health Code, although the next revision will probably bring them into alignment. An addition MAY be allowed IF the addition does not increase the design flow AND the addition does not decrease the potential repair area AND at least 50% of the code leaching requirement may be met. The code-required separations from the new addition to the septic system must be met, although not to unaltered portions of the building. Depending on the size of the existing system and the proposed use, a septic improvement MAY be required.

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Ivoryton Commercial District
February 28, 2008

- Systems discharging greater than 5000 gallons per day are regulated by the DEP. Systems discharging 5000 gallons per day or less are regulated by Department of Public Health and local health agency.
- "Community systems" are those where two or more residential buildings are connected to a shared septic system. The DEP and WPCA have statutory control over these systems, and if abandoned by the owners, the municipality is responsible for operating or abandoning the systems.

Because of the above restrictions, and the fact that most of the existing septic systems do not meet the current code requirements, this office has difficulty approving use changes which involve increases in the potential water use. Especially problematic is the fact that the area behind the Ivoryton store, library and Burdick's building may have no "naturally occurring soil", e.g. original soil (not fill) which is found above the existing water table (see test logs). Without naturally occurring soil which can absorb septic effluent, a code-compliant system is not possible.

We do REPAIRS to existing septic systems which do not meet all of the code requirements – the Health Director is allowed to make exceptions to the code for a variety of conditions in order to install the "best possible repair" on a site. This means we do not have to condemn buildings whose septic cannot meet all code conditions. We are NOT allowed, however, to grant exceptions to accommodate an increase in septic use through a building renovation, addition or winterization.

There is some potential for creating a "shared" larger sewer system to accommodate increased use in this area, but none of the solutions are inexpensive or without legal complications. I am happy to discuss such options, but they would involve the Essex WPCA and the DEP as well.

I have attached a number of documents illustrating the above concerns in the Ivoryton commercial district. Please feel free to call me at any time to discuss questions or comments about this information.

A handwritten signature in black ink, appearing to read "David L. Lane". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

FUSS + O'NEILL STUDY - 1991

Woodbridge soils which have low potential for septic tank absorption fields according to Middlesex County Soil and Water Conservation District.

Lot sizes in this area vary widely, ranging from less than 10,000 square feet to over an acre. Two of the lots have insufficient area to make a conventional DOHS repair when their subsurface disposal systems fail. It may be possible to serve these homes with on-site subsurface disposal systems using low flow water fixtures and/or innovative leaching structures. Alternatively, if no other method were feasible a nearby vacant lot could be purchased and used to repair these systems.

Groundwater samples taken in this area showed slight impact, but not gross contamination. Groundwater quality in this area is of slightly less concern than in the Hickory Lane/Melody Lane area because Comstock Avenue is provided with public water supply by Connecticut Water Company.

4.1.2.3 Ivoryton Center

Most of the lots in Ivoryton Center are relatively large and have sufficient area for on-site repairs, given the good soil conditions in much of the area. However there is one lot with an area of less than 6000 square feet at the edge of the study area that would not have adequate space for a DOHS repair if there were a subsurface disposal system failure. Although no water quality samples were taken in this area, drinking water quality is less of a public health concern because the area is served by public water supply.

4.1.2.4 South Charles Street Area

The fourth area with some restrictions on subsurface disposal is the southern end of the Charles Street area (which includes Charles Street, Earl Street, View Street, and Cedar Street.)

IUTN STORE
SOIL TESTING LOGS
R. DOANE - 1994

TH 1

0 - 30" Fill mix of black clay,
organic & silt sand
30 - 40" Gray ash with loose pieces of coal
40 - 76" Black clay muck
76 - 90" Brown silty sand
No ledge observed
Groundwater observed at 32"
No mottling observed

TH 2

0 - 50" Fill
50 - 88" Black clay organic gray ash,
loose with pockets of brown silty sand
88 - 102" Brown coarse gravel
No ledge observed
Groundwater observed at 36"
No mottling observed

TH 3

0 - 32" Black clay fill
32 - 68" Gray ash with sand mix/pieces of coal
68 - 86" Brown medium silty sand
86 - 108" Medium coarse brown sand &
gravel mix with some fines
No ledge observed
Groundwater observed at 28"
No mottling observed

TH 4

0 - 25" Black sand & clay
25 - 58" Bricks
No ledge observed
Groundwater observed at 21"
No mottling observed

TH 5

0 - 72" Black clay fill, with some
pockets of sand
72 - 96" Gray ash
No ledge observed
Groundwater observed at 48"
No mottling observed

NOTE: If soil conditions other than those shown in the soil logs are encountered during installation of the sanitary system, the design engineer shall be notified. If necessary, the sanitary system shall be revised.

APPENDIX A

MINIMUM LEACHING SYSTEM SPREAD (MLSS)

In accordance with PHC Section 19-13-B103e (a) (4), no permit or approval shall be issued for any new subsurface sewage disposal system where the surrounding naturally occurring soil cannot adequately absorb or disperse the expected volume of sewage effluent without overflow, breakout or detrimental effect on ground or surface water. Naturally occurring soil is the soil material on a property that resulted from natural processes. It does not include fill deposited on a property by man, or soil that otherwise ended up on a property as a result of man's action.

The MLSS calculation shall be utilized for all subsurface sewage disposal systems as a precursor to possible further, more in-depth, hydraulic analysis. The MLSS criteria should be applied to the primary leaching area. Wherever feasible the reserve leaching area should provide additional hydraulic relief. Primary leaching systems located within 50 feet of one another and in the same hydraulic window shall be evaluated collectively as a common system. On sites where MLSS is applicable, single leaching system rows shall contain leaching products of a uniform product rating in order to avoid possible hydraulic overloading of a portion of the system leaching system row.

MLSS Formula

$$\text{MLSS (in feet)} = \text{HF} \times \text{FF} \times \text{PF}$$

HYDRAULIC FACTOR (HF) = Factor based on hydraulic gradient and depth of restrictive layer within and down gradient of the leaching area.

FLOW FACTOR (FF) = Factor based on the design flow.

PERCOLATION FACTOR (PF) = Factor based on the percolation rate of the receiving naturally occurring soil.

DEFINITIONS

Hydraulic Gradient: Shall be deemed the percent of slope of the naturally occurring soil in the area of the leaching system (from uppermost leaching trench or gallery row to 25-50 feet down grade of system). Actual slope of restrictive layer may be utilized if field verification can be made.

Restrictive Layer: Shall be deemed the layer which impedes downward movement of flow within the proposed leaching area. This boundary will likely be the lesser of such conditions as: ledge; severely restrictive hardpan (slower than 30 minutes/inch) which is beneath a more permeable soil layer; or seasonal maximum groundwater levels. If clear determination of maximum groundwater levels cannot be made during site testing then this level shall be determined by groundwater monitoring. The average of at least five (5) consecutive weekly readings taken in the most restrictive 30-day period of the wet season shall be used as a basis.

Depth to Restrictive Layer: Shall be deemed the depth in inches from the top of naturally occurring grade to the restrictive layer. The average depth of natural soil above the restrictive layer in the area of the leaching system and between 25-50 feet down gradient shall be used to calculate MLSS.

Leaching System Spread: Shall be deemed the length in feet of sewage application parallel to the contours of the naturally occurring soils in the leaching area. Sewage shall be applied fairly uniformly over the entire length to be valid. If not, each section of the leaching system shall be analyzed independently in proportion to its daily discharge volume.

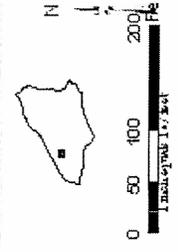
Sec. 7-261. Full faith and credit.
Sec. 7-262. Signatures of officers on date of execution binding.
Sec. 7-263. Form. Maturity.
Sec. 7-264. Temporary notes.
Sec. 7-264a. Temporary notes for financing capital projects. Methods of payment.
Sec. 7-265. Revenue or guaranteed bonds not included in debt limitation.
Sec. 7-266. Agreement with bondholders.
Sec. 7-267. Use of funds.
Sec. 7-268. Special fund.
Sec. 7-269. Tax exemption.
Sec. 7-269a. Anticipation notes.
Sec. 7-269b. Special municipal taxing districts for sewerage system purposes.
Sec. 7-270. Application to existing systems.
Sec. 7-271. Power to be additional.
Sec. 7-272. Joint operation of sewerage system.
Sec. 7-273. Contract for use of sewerage system.
Sec. 7-273a. Charges when no assessment made.

Sec. 7-245. Definitions. For the purposes of this chapter: (1) "Acquire a sewerage system" means obtain title to all or any part of a sewerage system or any interest therein by purchase, condemnation, grant, gift, lease, rental or otherwise; (2) "alternative sewage treatment system" means a sewage treatment system serving one or more buildings that utilizes a method of treatment other than a subsurface sewage disposal system and that involves a discharge to the groundwaters of the state; (3) "community sewerage system" means any sewerage system serving two or more residences in separate structures which is not connected to a municipal sewerage system or which is connected to a municipal sewerage system as a distinct and separately managed district or segment of such system; (4) "construct a sewerage system" means to acquire land, easements, rights-of-way or any other real or personal property or any interest therein, plan, construct, reconstruct, equip, extend and enlarge all or any part of a sewerage system; (5) "decentralized system" means managed subsurface sewage disposal systems, managed alternative sewage treatment systems or community sewerage systems that discharge sewage flows of less than five thousand gallons per day, are used to collect and treat domestic sewage, and involve a discharge to the groundwaters of the state from areas of a municipality; (6) "decentralized wastewater management district" means areas of a municipality designated by the municipality through a municipal ordinance when an engineering report has determined that the existing subsurface sewage disposal systems may be detrimental to public health or the environment and that decentralized systems are required and such report is approved by the Commissioner of Environmental Protection with concurring approval by the Commissioner of Public Health, after consultation with the local director of health; (7) "municipality" means any metropolitan district, town, consolidated town and city, consolidated town and borough, city, borough, village, fire and sewer district, sewer district and each municipal organization having authority to levy and collect taxes; (8) "operate a sewerage system" means own, use, equip, reequip, repair, maintain, supervise, manage, operate and perform any act pertinent to the collection, transportation

⇒
DEP
ANY
SIZE
gpd

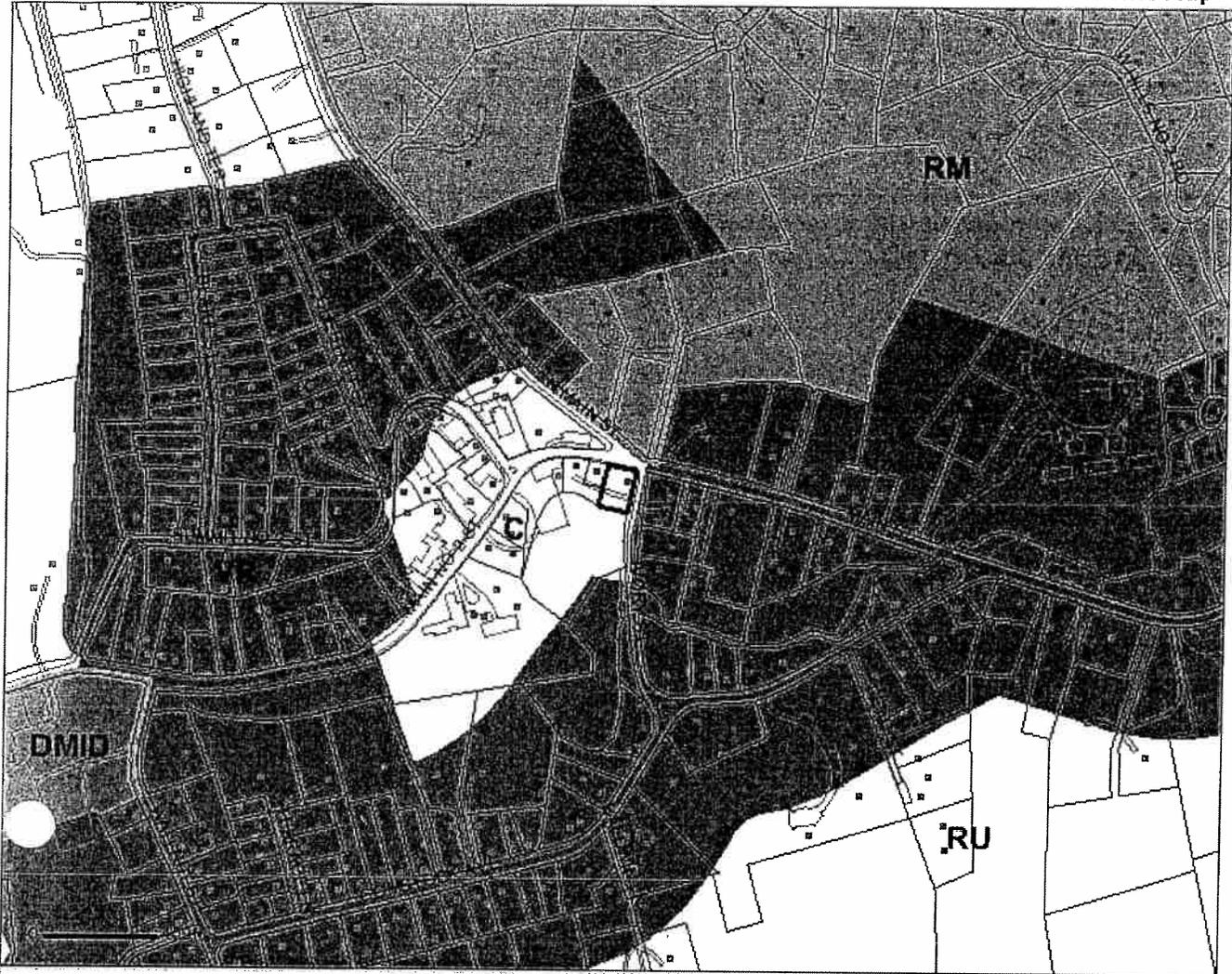


Town of Essex
Office of The Assessor
Parcel Tax Map



This map was prepared for the intensive official property
with the Town of Essex. Users of this map are
beauty no need that the public primary information source.
Including record deed and plat, should be consulted
for the verification of the information contained on this map.
The Town of Essex and its mapping contractor assume
no legal responsibility for the information contained herein.
Base-map building and pavement data were compiled
from a 1:200 scale 2001 base-map provided through a
licensing agreement with GBC CMET.
Updated January, 2004

For Tax Purposes Only
Not to be used for conveyance
Prepared by:
American Geographic Systems, Inc.
Assessor's Office and Field Station



SBC/SNET Base Map Features

- Small Building Center
- Large Building Edges
- Pavement Edges
- Streams
- ▨ Ponds and Rivers
- ▨ Wetlands

Prop ID: 57 020

Owner: BLAKE JOHN

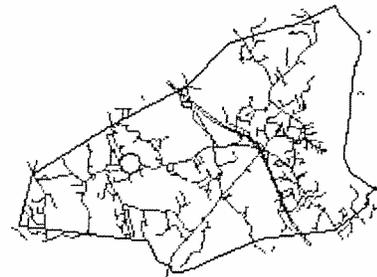
Address: 104 MAIN ST IVTN
GUILFORD, CT 06437

NOT A LEGAL DOCUMENT
Map for Reference Only

Property Boundaries are not for conveyance purposes. Please check with the Board of Assessors to confirm boundaries used at time of assessment.

- (C) Commercial District
- (CONS) Conservation District
- (DMID) Design Municipal Industrial District
- (EV) Essex Village District
- (HG-1) Heritage Gateway
- (LI) Limited Industrial District
- (MI) Municipal and Industrial Service Zone
- (RLC) Residential Life Care District
- (RRR) River Road Residential
- (RU) Rural Residence District
- (RM) Rural Residence - Multi-Family
- (VR) Village Residence District
- (WF) Waterfront Business District

Location Map



Floodplain Map

[Print Map](#)



SBC/SNET Base Map Features

- Small Building Center
- Large Building Edges
- Pavement Edges
- Streams
- Ponds and Rivers
- Wetlands

Prop ID: 57 020

Owner: BLAKE JOHN

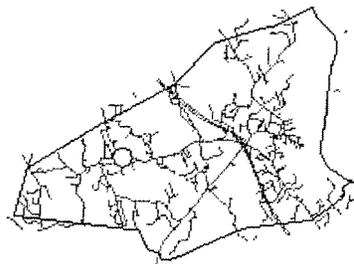
Address: 104 MAIN ST IVTN
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Map for Reference Only

Property Boundaries are not for conveyance purposes. Please check with the Board of Assessors to confirm boundaries used at time of assessment.

- Zone A (100 yr flood zone, approximate)
- Zone AE (100-yr flood zone, detailed study)
- Zone X500 (area of moderate hazard between 100 and 500 yr flood zones)

Location Map



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29 West Avenue
Essex, CT 06426
860-767-4340 ext 119
Fax 860-767-8509

**Essex Health
Department**

Memo

To: Linda Herman, IVTN Study Committee
From: Carol L. Lord, R.S., Chief Sanitarian
CC: Marian Staye
Date: November 3, 2008
Re: Your email October 30, IVTN wastewater projections

Dear Linda –

I have calculated the code required wastewater design sizes for the proposed renovations/new construction listed in your email. These numbers are not negotiable if (1) the building exists, but you are proposing an increased wastewater use, or (2) if it is new construction. The code requirements must be met in those instances for construction of on-site septic facilities. If you are proposing a DEP community septic system or sewer plant, these numbers will be used as a guideline, but the DEP ultimately will decide the design size.

1. IVTN Store: Add café/restaurant – 30 gpd/seat. Ten tables w/4 seats each = 40 seats = 1200 gallons per day. Plus apartment upstairs – 300 gpd, plus barber/beauty shop – 200-400 gpd, and another other retail. Total probably 2000 gallons per day minimum. (Current zoning regs do not allow food service, only retail).
2. Moeller: Light industrial use – 25 gpd/employee or 0.1 gpd/square foot. Guess 30 employees(?) @ 25 gpd = 750 gallons per day. If you use the building footage it would be a much bigger number. Plus 4 apartments, 2 BR max, 300 gpd each = 1200 gallons per day.
3. IVTN Inn: Restaurant use – at last count there were 314 seats @ 30 gpd = 9420 gallons per day for restaurant, bar, banquet facility. Fourteen 2 BR apartments @ 300 gpd = 4200 gallons per day. Total of 13, 620 gallons per day (DEP site).
4. New building next to gas station: Dental/non-medical office only, 0.1 gpd/square foot. For 8000 square feet = 800 gallons per day.
5. Another building that should be included in any community system is the Ivoryton Pub – it has a system in front of the playhouse, but it would be better served by a community system.
6. **Total daily flow of items 1 through 4 – 18,370 gallons per day design size.** These design sizes from the code have a 50% safety factor included in them to accommodate usage peaks.

Take a look at this and see if you have questions. I will be in the office Wednesday and Thursday this week.

Carol

APPENDIX (D)

Highlights of Commission Plans & Town Study for Ivoryton Village Center

Document	2005 Town Plan of Development	EDC Action Strategy	1994 Ivoryton Center Planning Study
Septic	Continue to pursue an active sewer avoidance program. In lieu of septic systems, a study should be undertaken to determine the feasibility of small treatment systems dedicated to the select village area.	The town has a sewer avoidance policy that essentially limits expanding sewer capacity.	Septic needs to be addressed, define what exists, where they are, and how they are tied into
Zoning Regulations	<p>Review problems with septic & determine how Town can creatively overcome obstacles.</p> <p>Encourage mixed use development in commercial zone having existing structures with upper floor housing over first floor retail space.</p> <p>Zoning enforcement that facilitates & encourages mixed use is critical to the success of POCD goals.</p> <p>Historic design styles should be employed wherever necessary to maintain our historic charm and character. (Main St. from Westbrook Rd to Bushy Hill Rd)</p> <p>Affordable housing must be integrated into the Town's regulations that is legally affordable. Preferably constructed near transit services.</p> <p>Establish a demolition ordinance restricting destruction of historic structures w/conditions outlined for significant renovation or demolition.</p>	<p>Recommend amending zoning map to bring it more into line with present land use. Parcels used for non-residential purposes but are split by multiple zones should be zoned with a single zone designation.</p> <p>Due to streams, brooks and wetland areas, many properties have significant environmental limitations on their development potential.</p> <p>Creation of an architectural design review board to oversee the administration of design guidelines to ensure that development occurs that is complimentary to the town's character.</p> <p>Implementation of special overlay design districts for the non-residential areas to mandate a higher level of physical design.</p> <p>Presently, lots consisting of more than one zone are governed by the stricter provisions; restricting development.</p>	<p>Central subsurface system on the Moeller property is an asset to the village. This system is privately owned with limited agreement among the property owners who tie into it. The location and details are not fully documented. Its use should be encouraged and supported.</p> <p>Change zoning regulations in this area to allow for restaurants that are larger than the 10-seat restaurants now allowed. Reconfigure existing commercial boundary to take into account property lines or terrain.</p> <p>The residential property located on Rt 80 and north of the park should be changed to a residential zone. Too hazardous to provide access for a commercial property.</p> <p>Historic District designation might be useful. The residential property on Summit St. should be changed to a residential zone. Do not recommend extending commercial district in either direction along Main St. at this time.</p> <p>The property located between the north side of the firehouse and Summit St. is divided into 2 zones. Change so that the boundary line follows the south side of Summit St. and does not divide the properties.</p> <p>Eliminate permitted uses: Hospitals, Sanitarium, Correctional Institutions, solid waste transfer stations, car wash, and dog pound.</p> <p>Limit size permitted for the following uses: Nursing Facilities, Doctors' clinic or offices, convalescent homes, mental care centers, ambulance service and town garage.</p>
Village District	Create Ivoryton Commercial District zone - develop design standards to preserve the character of historic features . Develop guidelines & regulations for architectural design.	Draft & implement a design district zoning overlay as generally illustrated in the Plan of Conservation & Development	Establish Ivoryton Center District. Should be mixed use at a smaller size. Should enhance existing character, density of development, and size of the buildings. Encourage use of the existing buildings by locals.

Document	2005 Town Plan of Development	EDC Action Strategy	1994 Ivoryton Center Planning Study
Traffic	<p>As a metropolitan transportation district, conduct a transportation study and enact regulations to ensure road development that adheres to the long range transportation plan.</p> <p>Expand the shuttle bus service to Ivoryton center and towns to the north for moving tourists within the nine town region.</p> <p>Explore & apply for federal transportation funding to install bus shelters at appropriate locations. Promote use of bicycles as an alternative transportation source. Plan bike trails & sidewalk installation with consideration of linking to mass transit.</p>	Not Specifically Addressed	<p>Concerns about the speed of the traffic and difficulty crossing the street and continuous car and truck traffic to the vacant lot for parking.</p> <p>From the gas station to the library widen the width of the street slightly on the south side. Possibly install a stop sign for the east bound lane at the Main St./Summit St. intersection.</p>
Parking	<p>Conduct a town-wide comprehensive parking study & examine ways to maintain municipal parking & opportunities for shared parking.</p> <p>Develop standards that encourage or require parking in the rear of the building and shared parking.</p> <p>Promote remote parking with shuttle bus service to the village.</p> <p>Enforce the two-hour parking regulation currently in effect in town.</p>	Not Specifically Addressed	<p>On-street parking for seasonal events is sufficient. Any new parking required by future development should be kept to the sides or in back of buildings with only 15% located in the side yard.</p> <p>No parking should be allowed between the street and the buildings.</p> <p>All parking should be planted out as described in Sec.80B.</p>
Tourism & New Business	<p>Encourage retail development to serve both local & tourist trade. Avoid tourist attractions that would change the character of the town.</p> <p>Ivoryton needs an additional draw to be a destination. Possibly convert existing structures to antique & art shops</p>	<p>Needs to become a specific destination for visitors. Promote Ivoryton as arts/cultural destination.</p> <p>Small professional offices, art & graphic design businesses, gallery space, production of glass, pottery & metal products for retail sale, gift/novelty/souvenir shops</p>	<p>Encourage the kind of tourism that exists for summer stock theater. Additional tourist related uses beyond existing should be discouraged.</p> <p>Would like shops that cater to locals.</p>
Business Development	<p>Encourage compact commercial & office development which more effectively utilizes shared parking. Maintain grand list balance tax base of 75% residential/25% non-residential.</p> <p>Re: Setbacks - Encourage or require construction of structures close to the street line</p>	<p>Generate more activity; center needs to become a destination for visitors. Besides Playhouse, additional uses are needed to create a critical mass of uses to attract people from surrounding region.</p> <p>Identify & informally contact home-based businesses & encourage relocation to non-residential areas as a full-fledged commercial enterprise. Maintain grand list balance tax base of 75% residential/25% non-residential,</p>	<p>Zoning and other regulations should be simple to encourage business development. Limit office and retail uses to 1800 sq. ft.. Special Exception approval for: private schools, clubs, libraries, museums, auditoriums, dance and performing arts studios, restaurants, offices and retail over 1800 sq. ft.</p> <p>Setbacks should be adjusted so new development can be as close to the street as the current buildings.</p>

Document	2005 Town Plan of Development	EDC Action Strategy	1994 Ivoryton Center Planning Study
Business Development (Cont'd)	Look at ways village can expand types of businesses or industry	Develop promotional brochures as part of a marketing & business recruitment effort. Maintain an on-going database of available commercial & industrial sites w/rent or sales prices, square footage, utilities & listing agent.	The current parking lot should be used for future development, not a parking lot.
Sidewalks & Bike Lanes	Encourage or require sidewalks and pedestrian friendly amenities adjacent to the road & leading to the storefronts. Recommend sidewalk & trail connections link the five commercial centers. Add bike lanes.	Not Specifically Addressed	Promote pedestrian use by making sidewalks as continuous as possible.
Trees & Landscaping	Revise landscaping & site plan standards for all commercial zones to provide more landscaping and info on site plan. Provide landscaping techniques which break up large areas of asphalt & provide shade trees to minimize heat islands.	Not Specifically Addressed	Do not remove any existing street trees and possibly the town plant new street trees. Add 3 or 4 trees along Main St. in front of the vacant lot to limit the view - may need to relocate utility lines.
Moeller Factory	Not Specifically Addressed	Not Specifically Addressed	Carefully consider so it remains economically viable. Use as a light industrial facility, commercial, or co-op of small light industrial or manufacturing companies. Perhaps a special zone for this property. Property is currently divided into two zones with a commercial district along Main St. and residential district on the south side of the Falls River. Recommend leaving this unchanged for possible rezoning at a later date.
Piano Factory	Designated as a Design Municipal/Industrial District which allows the former industrial property to be put to adaptive reuse.	Could play an important role in creating "destination uses" of a fairly large scale.	Encourage same type of development as Moeller Factory.
Ivoryton Playhouse & Ivoryton Inn	Preserve - part of the historic character/district of the village	Not Specifically Addressed	Develop full use of existing facilities. Ivoryton Inn to remain a nonconforming use. Work with Playhouse Foundation - possible committed open space. Park should be committed open space
Town Park	Improve & maintain existing park. Assess feasibility of public restrooms. Develop & implement an improvement plan for existing recreation area. Consider hiring a Park & Rec staff person to promote park & rec programs & facilitate grant applications	Not Specifically Addressed	Consider creating a pond along Falls River (in wetland area) where it existed once before.

Financing Strategy	Provide tax abatements where appropriate for existing properties in industrial/commercial zones where structures need to be renovated, upgraded or expanded.	Economic & Manufacturing Assistance Act (MAA), CT Development Authority (CDA), CT Innovations (CI), Business/Sales/Property Tax Credits & Exemptions , Middlesex Chamber of Commerce, Local lending institutions.	Not Part of the Study
Marketing Strategy	<p>Consult State Dept of Economic & Community Development to develop a marketing & incentive program to attract appropriate commercial, industrial & retail activities in Ivoryton.</p> <p>Identify festivals & integrate into a regional tourism events calendar to help promote Ivoryton as a tourist destination (i.e., Summer Concerts, Pumpkin Festival, 4th of July Parade, Lighting of the Christmas Tree). Coordinate town activities with activities in other adjacent towns.</p> <p>Understanding the customer basis of the village retail core will help direct future efforts in marketing the area to village residents or visitors.</p> <p>Through interviews with public & business owners, identify those characteristics that serve to promote Ivoryton as a place to do business.</p>	<p>Work w/marketing consultant or Middlesex County Chamber of Commerce to develop a small-scale marketing campaign to help the assets & attractions of Ivoryton. Promote Ivoryton to the larger region & the State through advertising & promotional events.</p> <p>Identify arts-related businesses & retail shops in NH, Fairfield County, Newport & Providence, RI to encourage them to consider Ivoryton as a potential site for an additional outlet for their products.</p>	Not Part of the Study

Comparison of Ivoryton Village's Business Taxes: Years 2007 & 1997

(Utilized in Evaluating the Village's Economic Growth/Decline over a Ten Year Period)

Name of Business	Own/Lease	Address	Phone Number	2007			1997			Map/Lot
				Per. Property	Grand List	Ttl Collected	Per. Property	Grand List	Ttl Collected	
Piano Factory BusinessPark		158 Main St	767-8254	\$ -	\$14,535.69	\$ 14,535.69	\$ -	\$ 9,365.93	\$ 9,365.93	58-31
Shoreline Cutter Grinding - John Brousseau		P.O. Box 307 - 156 Main St		1,330.88	0.00	1,330.88				
Carmtech - Glenn Riggio		P.O. Box 632, 158 Main St		1,064.70	0.00	1,064.70				
New England Joinery Works		P.O. Box 406, 158 Main St		1,045.81	0.00	1,045.81				
River Valley Stairs, LLC		P.O. Box 455, 158 Main St		422.92	0.00	422.92				
Tate & Burns Architects		P.O. Box 525, 158 Main St		403.07	0.00	403.07				
Moeller Instrument Company	Own	126 Main Street	767-2104	756.78	6,695.78	7,452.56	275.10	3,815.63	4,090.73	57-37
Ivoryton Inn	Own	115 Main Street		0.00	7,250.66	7,250.66				
Isobel's Gifts and Collectibles - Bill & Agnes Waterr	Own	107 Main Street	767-7911	744.02	5,450.25	6,194.27	62.72	1,609.65	1,672.37	57-14
Maggie's Restaurant		107 Main Street	767-3383	0.00	0.00	0.00				
Robert D. Hammeal		100 Main Street		0.00	5,179.78	5,179.78		1,474.69	1,474.69	57-21
Ivoryton Store - John & Lisbeth Blake - Guilford	Lease	104 Main Street		0.00	4,672.85	4,672.85		1,609.65	1,609.65	
Richard D. Scofield Historic Lighting	Lease	Ivory Street	767-7032	557.19	0.00	557.19	104.93	1,369.27	1,474.20	
Haircuts, Etc.	Lease	104 Main Street	767-3088	0.00	0.00	0.00				
Burdick & Sons Oil Bldg - John F. Peters Trustee		P.O. Box 667, 108 Main St	767-8402	472.15	3,579.42	4,051.57				
The Ivoryton Studio		63 Main Street	767-0344	44.45	0.00	44.45				
Advantagz Communications, LLC		108 Main Street	767-4000	0.00	0.00	80.00				
Post Office - Weinstein Pearl Et Al %Richard P. Sperandeo		98 Main Street		0.00	3,535.48	3,535.48		1,026.55	1,026.55	
Ivoryton Service Station - Carl Echtman Deep River		114 Main Street		0.00	3,434.08	3,434.08		1,198.05	1,268.75	
Burdick CP & Son, Inc.		18 Summit St.	767-1692	0.00	2,908.49	2,908.49	88.90	1,934.24	2,023.14	
Leslie Barlow Photography		96 Main Street		34.48	2,857.79	2,892.27	251.22	895.23	1,146.45	
Package Store - PDD Holdings, LLC - Vogel Ctr		6 Summit St		0.00	2,607.67	2,607.67	509.88	741.86	1,251.74	
Peterson's Dirt Works - Greg Peterson		51 Summit Street		2,534.16	0.00	2,534.16				39-002
Tavern & Cafe Yellen Mark & Associates		8 Summit St	767-1449	0.00	2,457.26	2,457.26		878.57	878.57	57-11
Ernsave Heating - Paul D. Clark		P.O. Box 616, 10 Main St		1,102.73	0.00	1,102.73	90.02	1,108.38	1,198.40	42-22
Parker Construction		40 Walnut Street		592.85	0.00	592.85	71.40	666.40	737.80	
Hilltop Nursery - Robert Muggleston		Box 544, Ivoryton - Hopper Road		538.27	0.00	538.27		890.33	890.33	60-09
Hollycroft Foundation Publisher		138 Main Street		337.16	0.00	337.16		1,859.90	1,859.90	42-39
Ryan T. Tack		P.O. Box 704, Summit St.		325.33	0.00	325.33	63.18	-	63.18	42-23
Fyathrio, Inc. - Crest Motors		P.O. Box 432, Main St.		316.20	0.00	316.20				
Copier Management Solutions		46 Ebony Lane, Main St., Suite 105		211.25	0.00	211.25				
Shaw Tim Carpentry		25 Park Road		211.25	0.00	211.25				
Rat Race Productions - Gary Polinsky		56 Walnut Street		147.37	0.00	147.37		1,751.75	1,751.75	62-10-3
Jo Design - Jacob Joell		56 Walnut Street		12.00	0.00	12.00				62-007
Northstar Home Improvement, LLC		192 Main Street		105.63	0.00	105.63				58-34-01
Steve Reynolds Carpentry -		99 Bushy Hill Rd		63.59	0.00	63.59		1,946.64	1,946.64	62-002
Mike s Carpentry - Michael Wilson		86 Walnut St		53.88	0.00	53.88		774.20	774.20	82-11-01
Peregrine Cleaning - Philip A. Carlson		P.O. Box 207, Main St.		49.23	0.00	49.23				
Hilllars Foreign Motor Cars		P.O.Box 103, 114 Main St.		40.22	0.00	40.22	45.08	555.66	600.74	57-17
Southwestern Employment Services		P.O. Box 32, Blake Street		24.72	0.00	24.72	19.32	-	19.32	
Cornstock Painting & Wallpapering		67 Walnut St		14.53	0.00	14.53				82-36
Schoolmates Preschool - Ivoryton Cong. Church	EXEMPT	P.O. Box 286, 57 Main St.		8.87	0.00	8.87				41-16&17
The Ivoryton Playhouse	Nonprofit	103 Main Street	767-7318	0.00	0.00	0.00	3.92	-	3.92	40-11
Ivoryton Fire House - Essex Fire Eigne Co.	EXEMPT-\$4907.76	12 Summit St		0.00	0.00	0.00				57-010
Parsonage - Mission Soc Diocese of CT	EXEMPT - \$3657.16	131 Main Street		0.00	0.00	0.00				57-7-
Ivoryton Library Association	EXEMPT - \$3,584.45	105 Main Street	767-1252	0.00	0.00	0.00				57-19
Church - Mission Soc Diocese of CT	EXEMPT - \$2704	129 Main Street		0.00	0.00	0.00				57-71
TOTAL:				\$ 13,565.66	\$65,205.20	\$ 78,770.87	\$ 1,656.37	\$ 35,472.58	\$ 37,128.95	