

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

RECEIVED
AUG 05 2020

BY: AB

PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE APPROPRIATE APPLICATION(S):

- SPECIAL EXCEPTION _____ VARIANCE/ APPEAL X
- SITE PLAN REVIEW _____ APPROVAL OF LOCATION _____
- INLAND WETLANDS PERMIT _____ REGULATION TEXT AMENDMENT _____
- INLAND WETLANDS PERMIT _____ ZONE CHANGE _____
- AGENT APPROVAL _____ COASTAL SITE PLAN REVIEW _____
- WETLAND PERMIT TRANSFER _____ MODIFICATION OF PRIOR APPROVAL _____
- SUBDIVISION / RESUBDIVISION _____ SPECIAL FLOOD HAZARD AREA PERMIT _____

PROJECT DESCRIPTION:

Construction of in-ground swimming pool, terrace paving and retaining wall.

STREET ADDRESS OF PROPERTY 127 River Road; Essex CT

ASSESSOR'S MAP 04 LOT 002 LOT SIZE 2.53 acres DISTRICT RRR

APPLICANT Jane Siris and Peter Coombs
PHONE 860.767.8789

APPLICANT'S AGENT (if any) _____
PHONE _____

ENGINEER.SURVEYOR/ARCHITECT Siris/Coombs Architects
PHONE 860.581.8223

Note:

- 1) TO BE ACCEPTED BY THE LAND USE OFFICE. THIS APPLICATION MUST BE COMPLETED, SIGNED, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.
- 2) THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.
- 3) I HERBY AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY THE LAND USE OFFICE AS DESCRIBED IN PART THREE OF THIS APPLICATION.

Town of Essex
Zoning Board of Appeals
29 West Avenue, Essex, CT 06426

Application
Part Two

✓ #s 1224
1225

Date received by office 8-5-20 Application fee - \$40 + State fee - \$60 = \$100

Variance
Appeal of a Decision by ZEO _____
Certificate of Location _____

Application # 20-18

APPLICANT (please print) Jane Siris and Peter Coombs

ADDRESS 127 River road, Essex, CT 06426
Street Town State Zip

Telephone 860.767.8789 860.581.8223 917.617.0221
home work cell

OWNER OF PROPERTY SAME AS ABOVE

ADDRESS _____
Street Town State Zip

Telephone _____
home work cell

Deed Reference: Book 190 Page 593 to 595

Current use of the property Residential

Is any portion of property within 500' of another Town? No

Is the property within the Gateway Conservation District? Yes

If this application is for a variance(s) please complete the following section:

Variance(s) requested of the zoning regulations

Construction of swimming pool within the 100 foot setback from water as per the Gateway Conservation District regulations.

State the hardship on which the variance(s) are based. The hardship MUST be based on physical constraints of the land only.

There is no other location on our property where the pool can be located, (see attached siteplan). 1.72 acres is underwater or marshland. 0.39 acres is in the Flood Plane. 0.42 acres is "buildable land" above the 11 foot contour. The eastern portion of this part of the property contains the active septic system and the pool cannot be located in this area. Thus the pool must be located adjacent to the house on the western portion of the "buildable" property, which is within the 100 foot setback from the water.

Have previous applications been made for this property? Yes

Previous application #s and dates 2006 application - To build new house in footprint of exist. house.

If this application is to APPEAL an order of the Zoning Enforcement Official, please describe the nature of the order and basis for the appeal. Attach a copy of the ZEO's order.

No.

If this application is for a Certificate of Location for Motor Vehicles Sales or Repair, please describe proposed business.

No.

The following items must be included as part of this application:

- a. Fee of \$40, plus \$60 State Fee...payable to the Town of Essex
- b. 15 copies of the application, site plan (with setback lines) and sketch of the proposal.
- c. Copy of property deed
- d. Copy of ZEO's order (if applicable)
- e. K-7 Certificate (if applicable) No public hearing required.

Signature of applicant

[Signature]

Date:

July 31, 2020

Signature of property owner

[Signature]

Date:

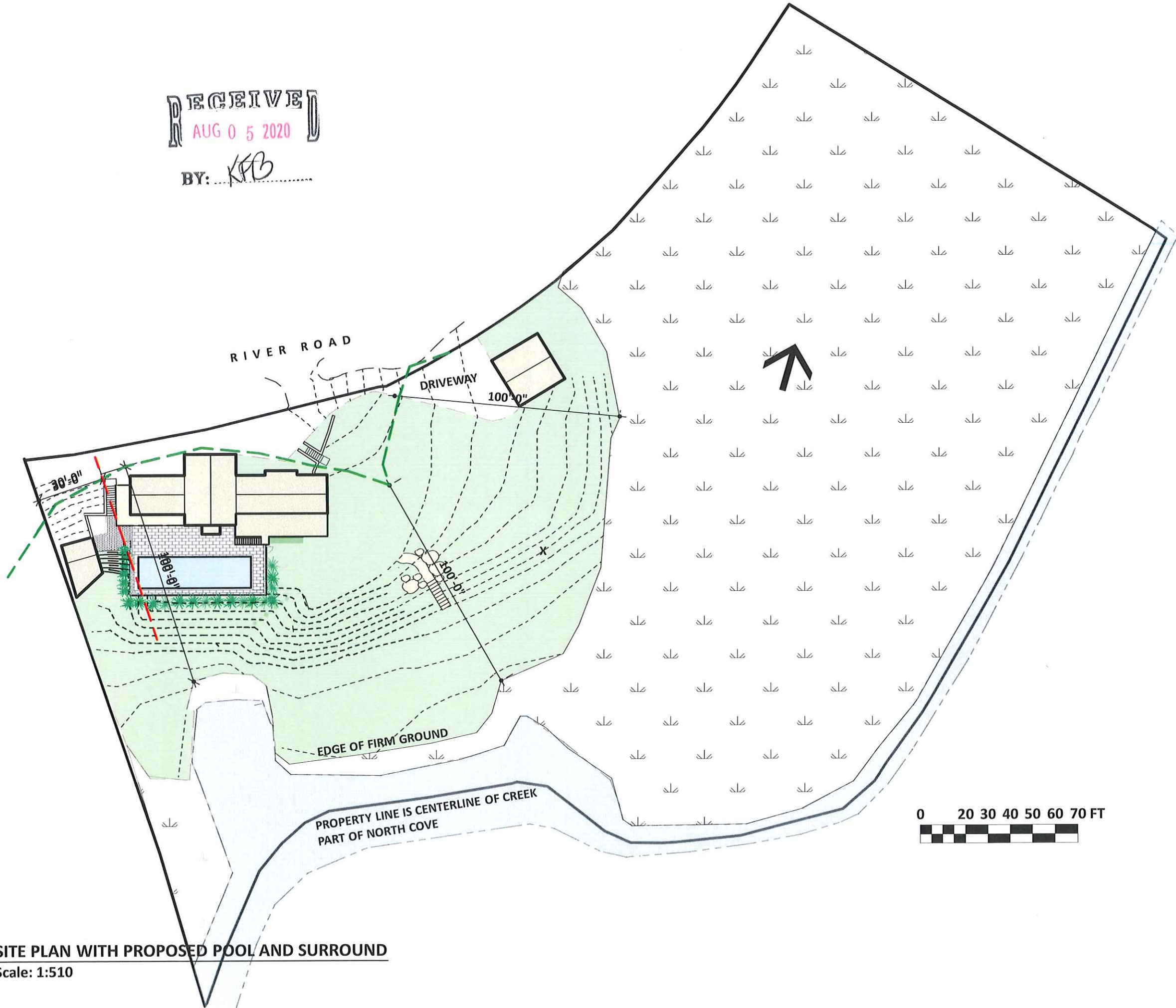
July 31, 2020

Applicant must provide a current list of all names and addresses of abutting property owners.

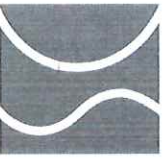
NAME	ADDRESS	TOWN	ZIP CODE
NORTHERLY: By River Road			
WESTERLY: By land of Ms. Jane Anderson, 433 Baldwin Road, Carlisle, MA 01741			
SOUTHERLY: By a Creek			
EASTERLY: By land of John Madsen and Wendy Madsen, 141 River Road, Essex CT 06426			

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AUG 05 2020

BY: KFB



1 SITE PLAN WITH PROPOSED POOL AND SURROUND
Scale: 1:510



127 RIVER ROAD POOL

SIRIS/COOMBS ARCHITECTS | 127 RIVER ROAD, ESSEX, CT. 06426 | (860) 581-8223

TITLE: SITE PLAN
SCALE:
DATE: 07.31.2020



127 RIVER ROAD POOL

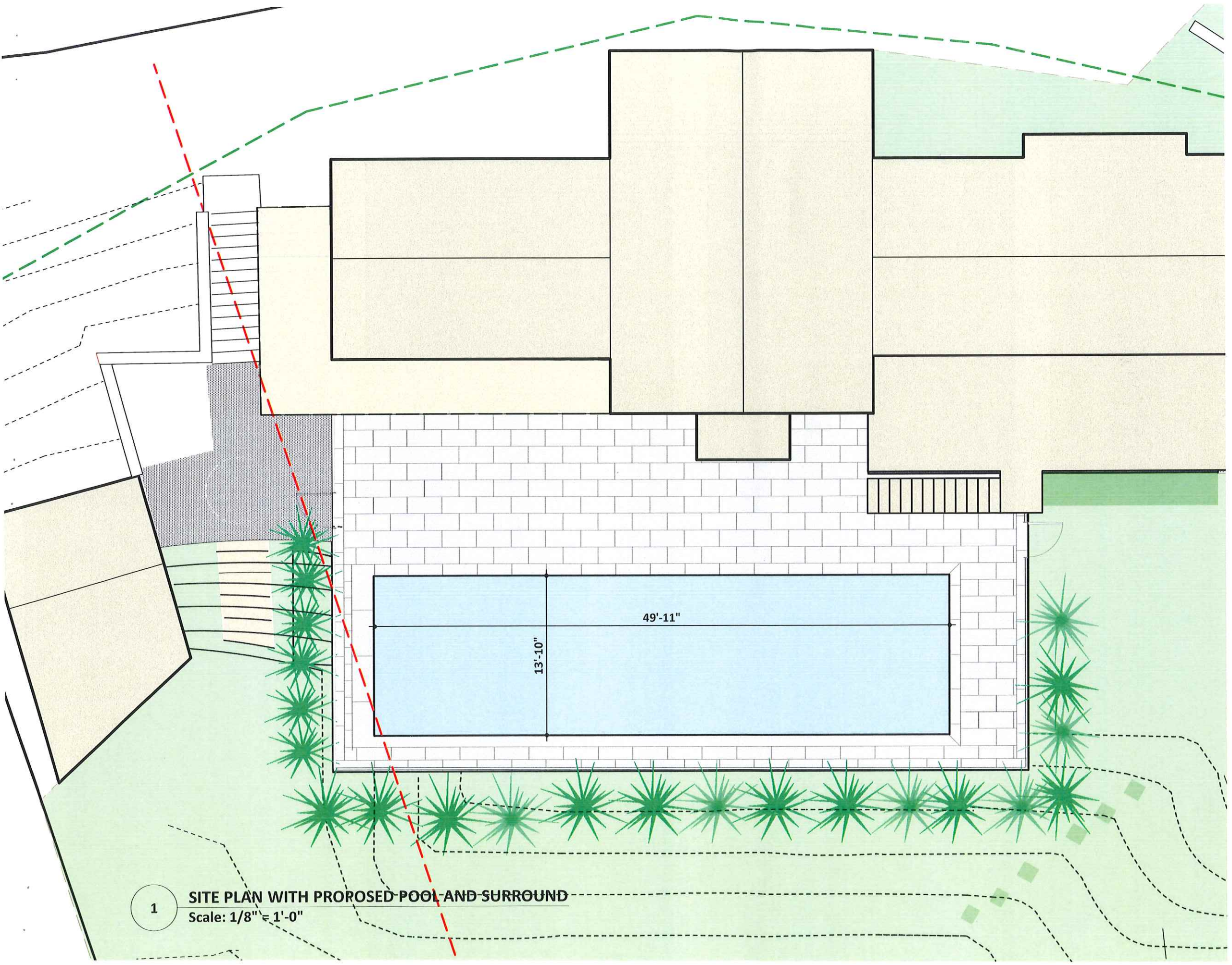
SIRIS/COOMBS ARCHITECTS | 127 RIVER ROAD, ESSEX, CT. 06426 | (860) 581-8223

TITLE: POOL PLAN AND DECK

SCALE:

DATE: 07/31/20

A-2

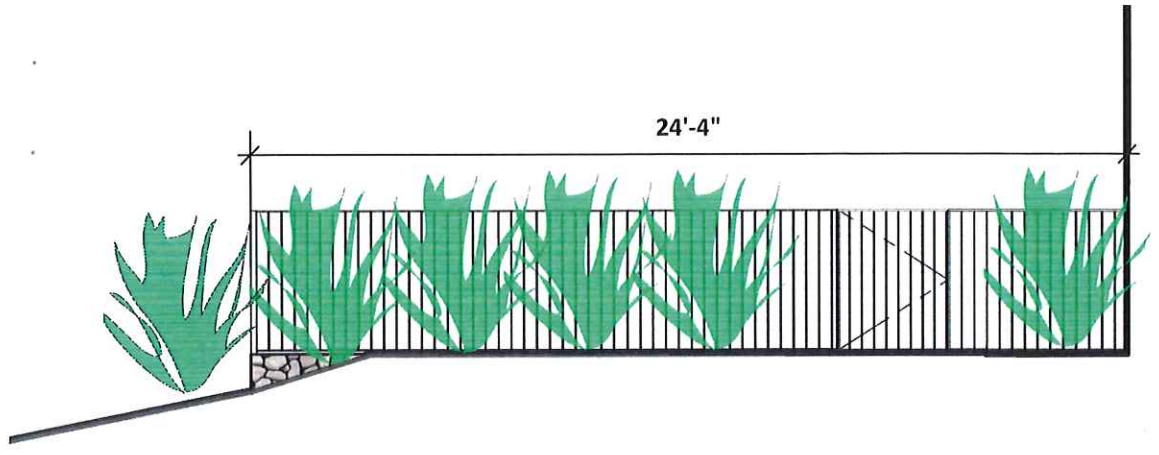


1 SITE PLAN WITH PROPOSED POOL AND SURROUND
Scale: 1/8" = 1'-0"

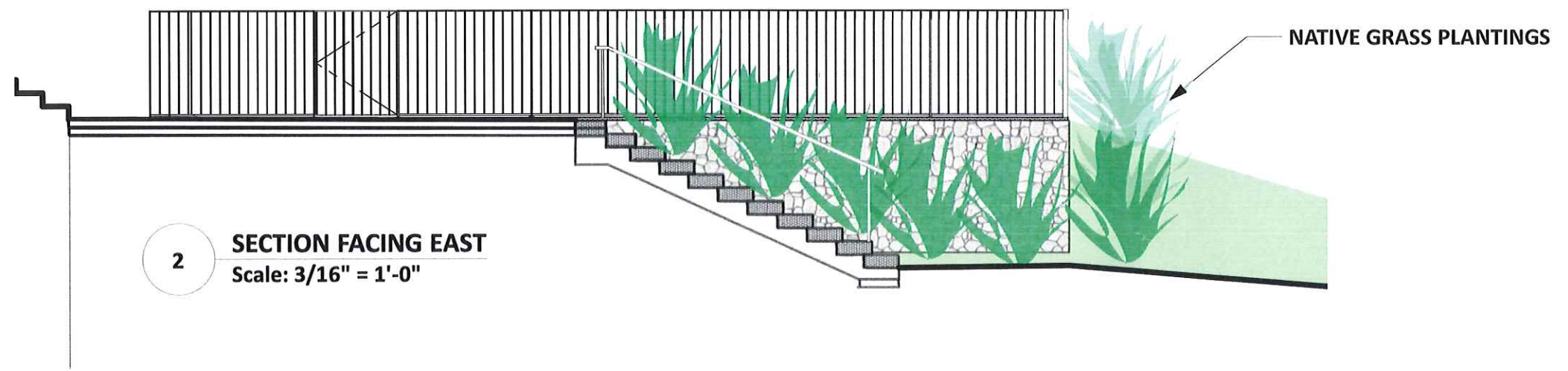


127 RIVER ROAD POOL

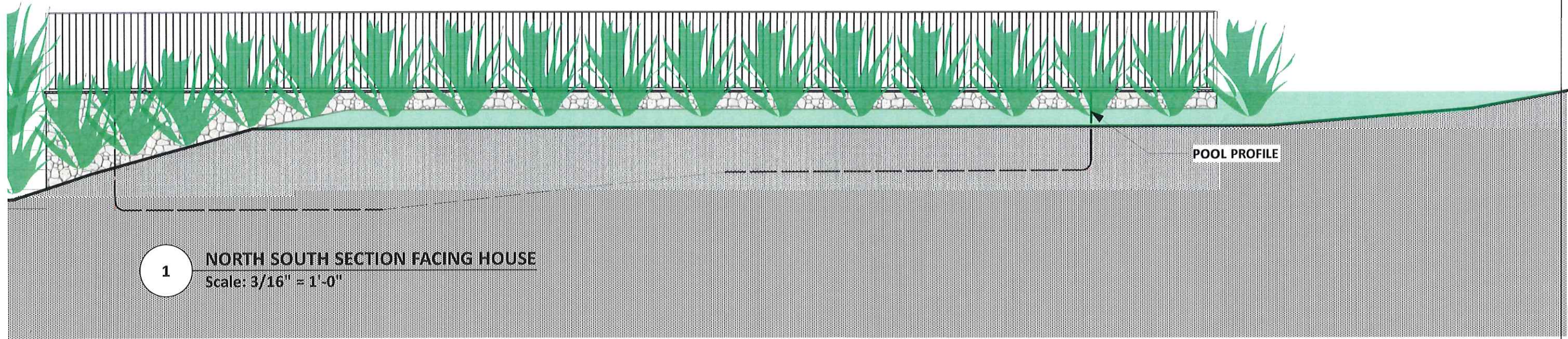
SIRIS/COMBS ARCHITECTS | 127 RIVER ROAD, ESSEX, CT. 06426 | (860) 581-8223



3 SECTION FACING WEST
Scale: 3/16" = 1'-0"



2 SECTION FACING EAST
Scale: 3/16" = 1'-0"



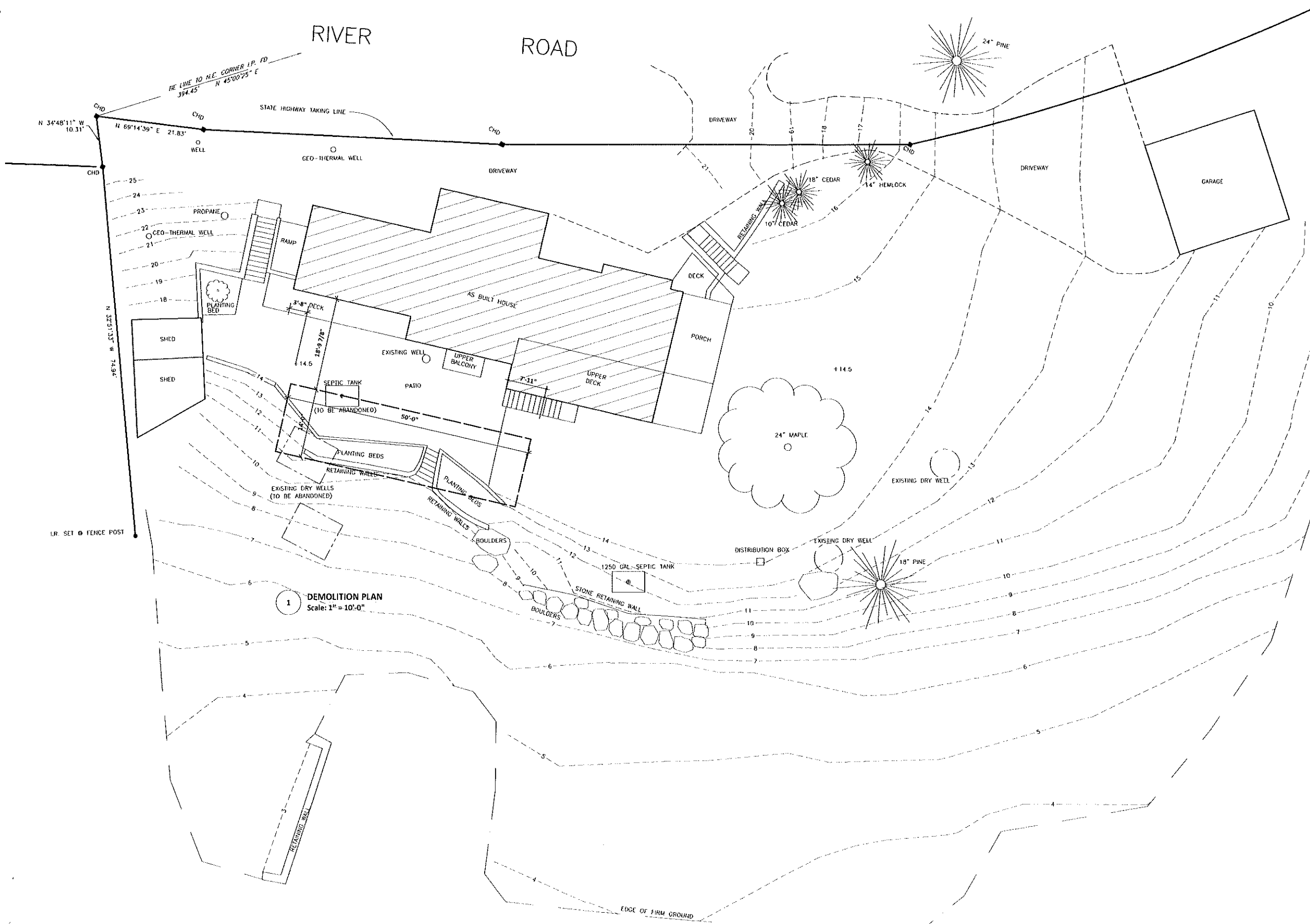
1 NORTH SOUTH SECTION FACING HOUSE
Scale: 3/16" = 1'-0"

TITLE: ELEVATIONS

SCALE:

DATE: 07.31.20

DATE	REVISIONS	CK



1 DEMOLITION PLAN
Scale: 1" = 10'-0"

- NOTES:
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" IT IS A TOPOGRAPHIC SURVEY CONFORMING TO VERTICAL ACCURACY CLASS T-2 AND INTENDED TO BE USED FOR PLANNING AND DESIGN PURPOSES.
 2. SEPTIC INFORMATION TAKEN FROM MAP ENTITLED ESSEX HOUSE 127 RIVER ROAD, ESSEX CONNECTICUT BY SIRIS/COOMBS ARCHITECTS DATED 10-17-2006 REVISED 12-16-2006 SCALE 1" = 10'
 3. GEO WELL INFORMATION TAKEN FROM WELL DRILLING COMPLETION REPORT FILED IN ESSEX TOWN HALL DATED 5-21-07

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

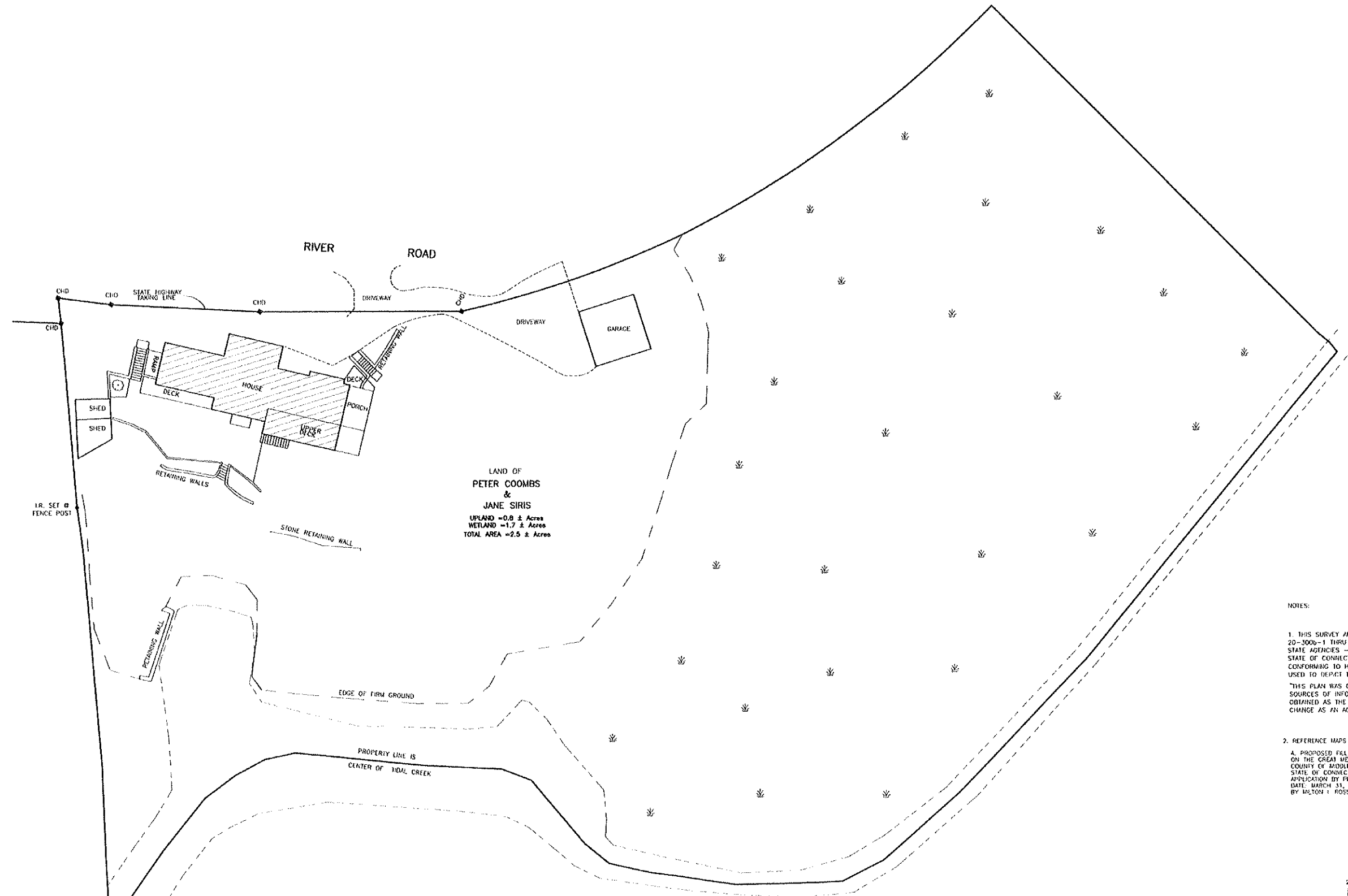
RICHARD W. GATES, CONN. L.S. LIC. NO. 8162



C.H.D. = Connecticut Highway Dept. Monument
I.R. = Iron Rod

SCALE	<p>RICHARD W. GATES LAND SURVEYOR 81 MAIN STREET CENTERBROOK, CT</p>
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DATE	REVISIONS	BY



LAND OF
**PETER COOMBS
 &
 JANE SIRIS**
 UPLAND = 0.8 ± Acres
 WETLAND = 1.7 ± Acres
 TOTAL AREA = 2.5 ± Acres

NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS A COMPLETION PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS D AND INTENDED TO BE USED TO DEPICT THE PROPERTY BOUNDARY.
 "THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE".
- REFERENCE MAPS USED ENTITLED:
 A. PROPOSED FILL ON THE GREAT MEADOW AT ESSEX COUNTY OF MIDDLESEX STATE OF CONNECTICUT APPLICATION BY PETER COOMBS DATE: MARCH 13, 1910. SCALE: 1"=20' BY MASTON I. ROSS, LAND SURVEYOR



C.H.D. = Connecticut Highway Dept. Monument
 I.R. = Iron Rod

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED THEREON.

 RICHARD W. GATES, CONN. L.S. NO. 8162

	RICHARD W. GATES LAND SURVEYOR 81 MAH STREET CENTERBROOK, CT	
	COMPLETION MAP ON LAND OF PETER COOMBS & JANE SIRIS RIVER ROAD ESSEX, CONNECTICUT	
SCALE 1"=20'	DATE FEB. 27, 2019	BLK. NO. EX685



**VIEW FROM HERITAGE COVE WITH POOL DECK IS ONE FOOT BELOW BASEMENT WINDOWS TO THE LEFT
YOU WILL ONLY SEE THE VERTICAL FACE OF THE POOL DECK**



VIEW FROM ESSEX BOAT CLUB SHOWING OUR HOUSE TO THE FAR LEFT; OUR HOUSE NOT VISIBLE FROM THE RIVER