

TOWN OF ESSEX  
**LAND USE APPLICATION**  
 PART ONE

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

SPECIAL EXCEPTION	<input type="checkbox"/>	VARIANCE/ APPEAL	<input checked="" type="checkbox"/>
SITE PLAN REVIEW	<input type="checkbox"/>	APPROVAL OF LOCATION	<input type="checkbox"/>
INLAND WETLANDS PERMIT	<input type="checkbox"/>	REGULATION TEXT AMENDMENT	<input type="checkbox"/>
INLAND WETLANDS PERMIT - AGENT APPROVAL	<input type="checkbox"/>	ZONE CHANGE	<input type="checkbox"/>
	<input type="checkbox"/>	COASTAL SITE PLAN REVIEW	<input type="checkbox"/>
WETLAND PERMIT TRANSFER	<input type="checkbox"/>	MODIFICATION OF PRIOR APPROVAL	<input type="checkbox"/>
SUBDIVISION / RESUBDIVISION	<input type="checkbox"/>	SPECIAL FLOOD HAZARD AREA PERMIT	<input type="checkbox"/>

**PROJECT DESCRIPTION:**

Proposed to tear down the existing house and garage and construct a new house, garage, sanitary system, driveway and associated grading.

STREET ADDRESS OF PROPERTY 36 Maple Avenue

ASSESSOR'S MAP 28 LOT 12 LOT SIZE 0.64 Ac DISTRICT VR

APPLICANT Charles Robertson  
36 Maple Avenue, Essex, CT 06426 PHONE 860-391-4060

APPLICANT'S AGENT (if any) Robert L. Doane, Jr., P.E., L.S.  
Doane Engineering PHONE 860-767-0138

ENGINEER, SURVEYOR/ARCHITECT Robert L. Doane, Jr., P.E., L.S.  
Doane Engineering PHONE 860-767-0138

**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

Date received by office 6-20-2000 Application fee - \$40 + State fee - \$60 = \$100

Variance X Application # 20-15  
Appeal of a Decision by ZEO \_\_\_\_\_  
Certificate of Location \_\_\_\_\_

APPLICANT (please print) Charles Robertson  
ADDRESS 36 Maple Avenue Essex CT 06426  
Street Town State Zip  
Telephone \_\_\_\_\_  
home work cell

OWNER OF PROPERTY New Departure Holdings, LLC  
ADDRESS 36 Maple Avenue Essex CT 06426  
Street Town State Zip  
Telephone \_\_\_\_\_  
home work cell

Deed Reference: Book 321 Page 534

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**

60B Required characteristics - maximum building coverage - 13.7 % requested (10% allowed), side yard setback 14.0' requested (25' minimum required). 40C, 40D, 40E.

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



Have previous applications been made for this property? No

Previous application #s and dates \_\_\_\_\_

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.

N/A

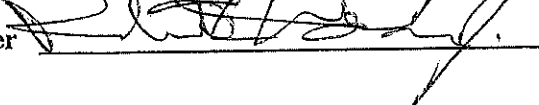
If this application is for a Certificate of Location for Motor Vehicles Sales or Repair, please describe proposed business.

N/A

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  Date: 6/26/20

Signature of property owner  Date: 6/26/20

Agent for Owner/Applicant:  
DOANE ENGINEERING  
Robert L. Doane, Jr., P.E., L.S.

ESSEX ZONING BOARD OF APPEALS  
APPLICATION

NARRATIVE  
PREPARED FOR  
36 MAPLE AVENUE

Subject parcel is a 27,774 sf corner lot that has existed with the same size and configuration prior to zoning regulations. The lot meets the requirements of Section 40B.1, "Preexisting Substandard Parcels". A preexisting substandard parcel must have one third the required area or at least 20,000 sf.

We are requesting a variance for coverage from the required 10 % to 13.7 %. Several of the lots in the neighborhood and in the Village Residence District exceed the 10 % lot coverage. The coverage for the lots in the attached adjainer list are as follows:

25 Kings Lane - 11.7 %  
39 Maple Avenue - 13.8 %  
Maple Avenue - Vacant lot  
20 Kings Lane - Variance granted in 2018 for 13.9 % coverage  
43 Maple Avenue - 10 %  
23 Kings Lane - 12.1 %

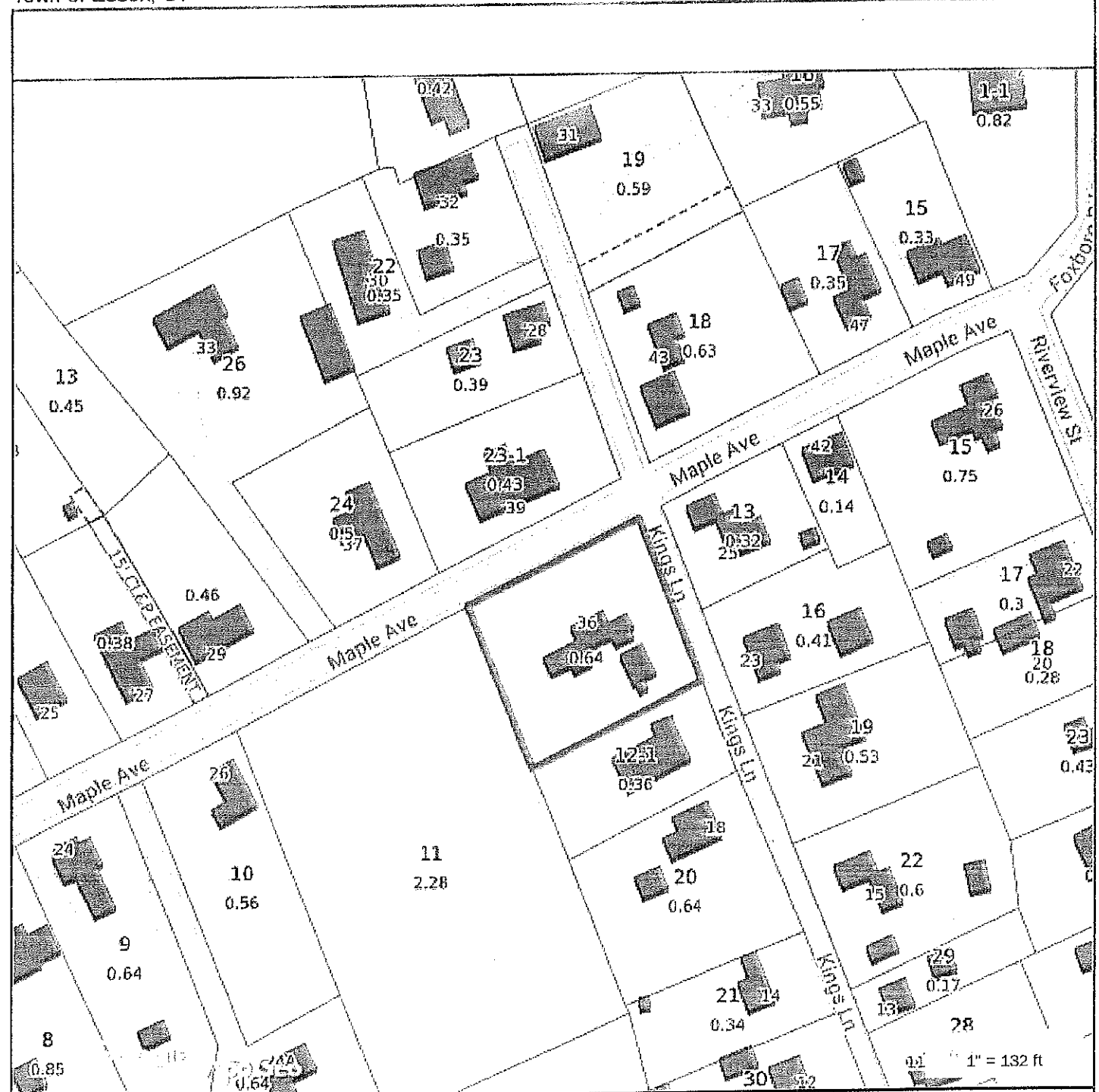
We also request a side yard setback variance from the required 25 ft to 14 ft. It is proposed to locate the new garage 14 ft from the southern property line. There is an existing shed located 12.6 ft from the property line, which shed will be removed. The position of the proposed house is designed to mimic the location of the existing house. The main footprint of the proposed house is close to the footprint of the existing house. The proposed grades will fit into the grades of the property, similar to the existing house. To move the house closer to Maple Avenue would significantly change the grade of the property on the Maple Avenue side, as it is necessary to keep the first floor of the house as high as the existing house to accommodate the sanitary system.

20 Kings Lane, the southern adjoining lot is the property most affected by the variance request. The owners of 20 Kings Lane support the variance request.

ADJOINERS

36 MAPLE AVE.

ID	Site Address	Owner Name	Owner Address	City	State	Zip
28-013	25 KINGS LA	GILL JENNIFER M	25 KINGS LA	ESSEX	CT	06426
16-023-01	39 MAPLE AVE	CART AMELIA N TRUSTEE, C/O JODY YOUNG	40 SAGAMORE TERR SO	WESTBROK	CT	06498
28-011	MAPLE AVE	HYDE S & WEED C & CLINE STEPHEN ET AL, C/O MRS GARY WEED	104 ELYS FERRY RD	LYME	CT	06371
28-012-01	20 KINGS LA	CLAIGAN HOLDINGS LLC	36 MAPLE AVE	ESSEX	CT	06426
16-018	43 MAPLE AVE	KING BRIAN C & KRISTI A	43 MAPLE AVE	ESSEX	CT	06426
28-016	23 KINGS LA	HELZEL RICHARD E & VICTORIA A	23 KINGS LA	ESSEX	CT	06426



Property Information  
 Property ID 28 12  
 Location 36 MAPLE AVE  
 Owner NEW DEPARTURE HOLDINGS LLC



MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT

Town of Essex, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 04/09/2020  
 Data updated 04/09/2020

VOL 321 PAGE 0534

Return: New Departure Holdings, LLC  
c/o Robertson  
36 Maple Avenue  
Essex CT 06426

QUIT CLAIM DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

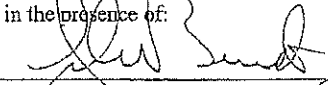
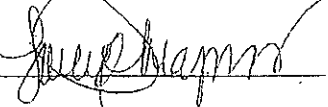
Know Ye, That I, CHARLES B. ROBERTSON, of the Town of Essex, County of Middlesex and State of Connecticut (hereinafter referred to as the "Releasor"), for NO CONSIDERATION of remise, release, and forever QUIT-CLAIM unto NEW DEPARTURE HOLDINGS LLC, a limited liability company with an office in Essex, Connecticut (hereinafter referred to as the "Releasee"), its successors and assigns forever, all such right, title, interest, claim and demand whatsoever as I, the said Releasor, has or ought to have in or to all that certain piece or parcel of land, together with buildings and improvements situated in the Town of Essex, County of Middlesex and State of Connecticut, more particularly known as 36 Maple Avenue, Essex, Connecticut, bounded and described as follows:

- Northerly: By highway known as Maple Avenue, 175 feet;
- Easterly: By highway known as King's Lane, 160 feet;
- Southerly: By land now or formerly of Charles W. Sadler, 175 feet; and
- Westerly: By land now or formerly of Charles N. Doane, 160 feet

TO HAVE AND TO HOLD the premises, with the appurtenances thereof, unto the said Releasee, its heirs and assigns forever, to its and their own proper use and behoof, so that neither the said Releasor, nor any other person in my name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part hereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, I have hereunto set our hands and seals this 17 day of October, 2017.

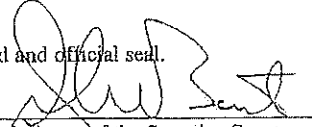
Signed, Sealed and Delivered  
in the presence of:

  
  
 \_\_\_\_\_  
 CHARLES B. ROBERTSON

STATE OF CONNECTICUT )  
) ss: Essex  
COUNTY OF MIDDLESEX )

On this the 17 day of October, 2017, before me John S. Bennett, the undersigned officer, personally appeared CHARLES B ROBERTSON, known to me or satisfactorily proven to be the persons whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained as his free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.

  
 \_\_\_\_\_  
 Commissioner of the Superior Court  
 Notary Public  
 My Commission Expires: \_\_\_\_\_

No State Conveyance Tax Received  
No Conveyance Tax Received

  
Town Clerk - Essex

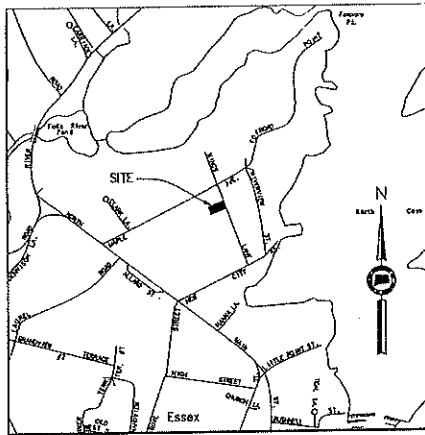
GOULD, LARSON, BENNET, McDONNELL,  
WILLIAM & McGLINCHEY, P.C.  
39 PLAINS ROAD, P.O. BOX 939  
ESSEX, CONNECTICUT 06426  
(860) 767-9055 / FAX (860) 767-2742  
JURIS NO. 024198

RECEIVED FOR RECORD  
10/23/2017 at 11  
\_\_\_\_\_  
ESSEX, CT TOWN CLERK

Volume: 321 Page: 534 S



DATE	REVISION	OK

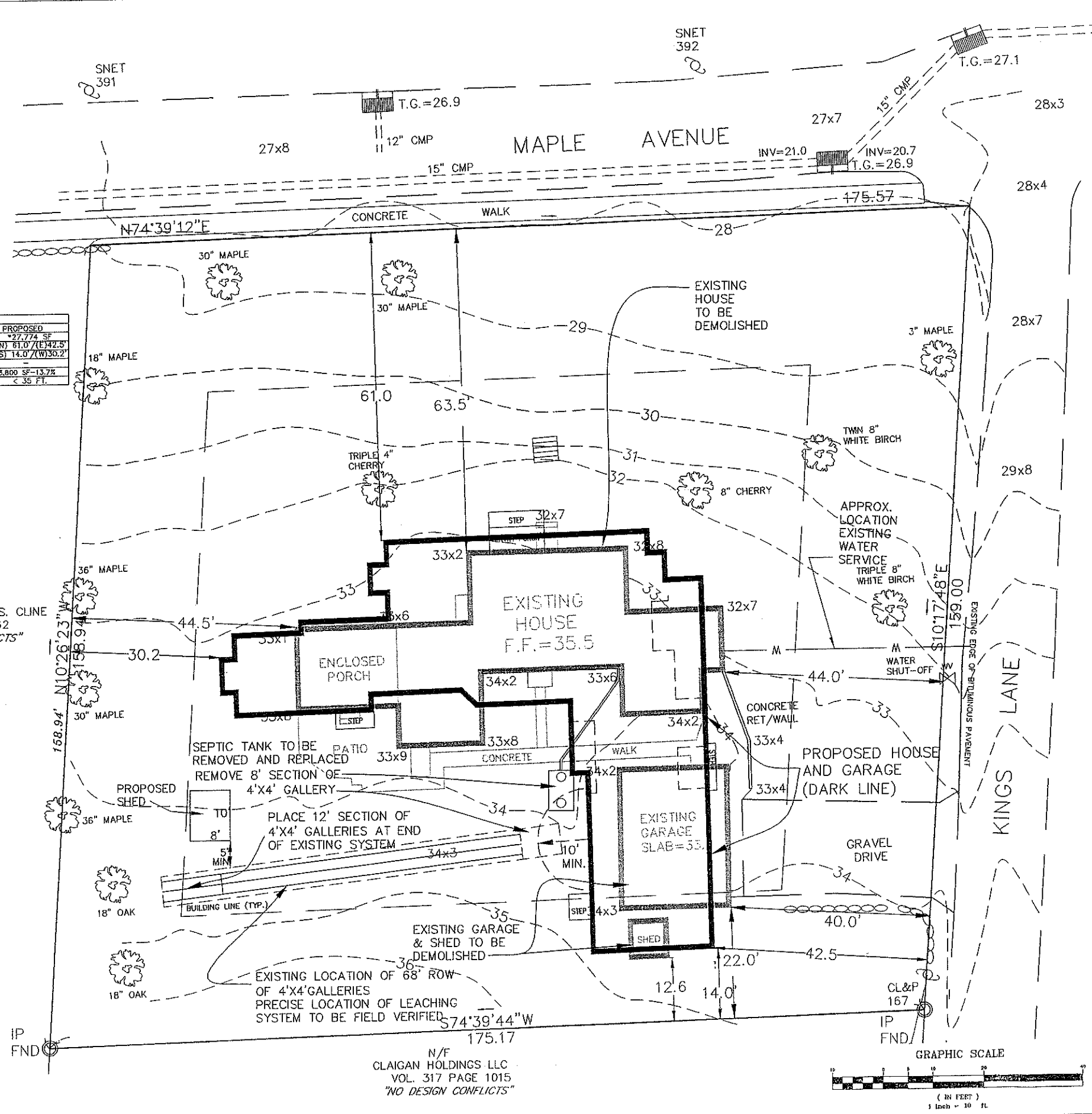


LOCATION MAP  
SCALE: 1"=1000'

SITE DATA TABLE

ZONE = VR	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	60,000 S.F.	*27,774 S.F.	*27,774 S.F.
MINIMUM FRONT SETBACK	30 FT.	(N) 63.5' / (E) 40.0' / (S) 61.0' / (W) 42.5'	
MINIMUM SIDE SETBACK	25 FT.	(S) 12.6' / (W) 44.5' / (S) 14.0' / (W) 30.2'	
MINIMUM REAR SETBACK	30 FT.		
MAXIMUM BUILDING COVERAGE	10 %	2,580 SF - 9.3%	3,800 SF - 13.7%
MAXIMUM BUILDING HEIGHT	35 FT.	< 35 FT.	< 35 FT.

\*40B.1 - PREEXISTING SUBSTANDARD PARCEL (20,000 SF REQUIRED)



N/F  
S. HYDE & C. WEED & S. CLINE  
VOL. 305 PAGE 62  
"NO DESIGN CONFLICTS"

N/F  
CLAIGAN HOLDINGS LLC  
VOL. 317 PAGE 1015  
"NO DESIGN CONFLICTS"

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-4 INCLUSIVE OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND "RECOMMENDED MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT THE EXISTING AND PROPOSED IMPROVEMENTS IN RELATION TO BUILDING SETBACKS. PROPERTY/BOUNDARY HAS BEEN DETERMINED BY A DEPENDENT RESURVEY WITH REFERENCE TO THE MAPS LISTED HEREON. THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.

PROPERTY BOUNDARY HAS BEEN ESTABLISHED BY A DEPENDENT RESURVEY WITH REFERENCE TO THE MAP(S) NOTED HEREON.

A.) PROPERTY SURVEY LAND OF NEW DEPARTURE HOLDINGS LLC SHEET 1 OF 1 SCALE: 1"=20' DATED APRIL 25, 2020 BY ROBERT C SIMON.

THE SUBJECT PROPERTY CONTAINS 27,774 SF 0.64 AC

HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.

VERTICAL ACCURACY CONFORMS TO CLASS T-2 (NAVD 1988 DATUM)

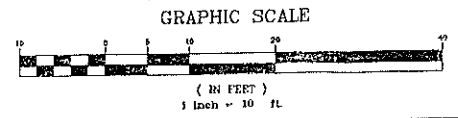
SUBJECT PROPERTY IS RECORDED IN TOWN OF ESSEX LAND RECORDS VOL. 321, PG 534

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

*Robert L. Doane, Jr.*  
ROBERT L. DOANE, JR.  
CONN. P.E. & L.S. LIC. NO. 11463



- LEGEND
- IRON PIPE/ROD TO BE SET
  - MON □ MONUMENT
  - IP ○ IRON PIPE/ROD
  - DH ○ IRON PIPE/ROD
  - CONC. CONCRETE
  - OTD GRADE TO DRAIN
  - FND FOUND
  - FF FINISHED FLOOR
  - EXIST. EXISTING
  - TW TOP OF WALL
  - CL&P# 1198 ○ EXISTING UTILITY POLE
  - TH#1 ○ TEST HOLE
  - 7.01 ○ PROPOSED SPOT ELEVATION
  - 100 --- EXISTING CONTOURS
  - SF --- SILT FENCE



MAP #28 LOT #12

**DOANE ENGINEERING**  
CIVIL ENGINEERING AND LAND SURVEYING  
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409  
TEL: (860) 671-9136, FAX: (860) 671-9104

IMPROVEMENT LOCATION SURVEY  
PREPARE FOR  
NEW DEPARTURE HOLDINGS LLC  
#36 MAPLE AVENUE ESSEX, CONNECTICUT

SCALE: 1"=10'    DATE: 06/22/20    SHEET NO.: 1 OF 2    IDENT. NO.:

**CONSTRUCTION SEQUENCE  
(SANITARY SYSTEM)**

- NOTIFY TOWN HEALTH DEPARTMENT AND THE ENGINEER 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. NO PORTION OF THE SYSTEM WILL BE COVERED WITHOUT INSPECTION AND APPROVAL BY THE ENGINEER OR THE SANITARIAN.
- PLACE SILT-FENCE AS SHOWN ON THE DRAWING AND IN THE DETAIL.
- REMOVE ALL TREES, STUMPS AND DELETERIOUS MATERIAL FROM SYSTEM AREA.
- STOCKPILE TOPSOIL FOR REUSE.
  - DO NOT STOCKPILE TOPSOIL IN SANITARY SYSTEM AREA.
  - DO NOT REMOVE SUBSOIL.
- ENGINEER/LAND SURVEYOR SHALL FIELD STAKE THE PROPOSED SYSTEM PRIOR TO INSTALLATION.
- INSTALL SEPTIC SYSTEM AS SHOWN.
  - IF SOIL CONDITIONS OTHER THAN THOSE SHOWN IN THE SOIL LOGS ARE ENCOUNTERED DURING THE INSTALLATION OF THE SANITARY SYSTEM, THE DESIGN ENGINEER OR THE SANITARIAN SHALL BE NOTIFIED AND THE WORK WILL BE HALTED PENDING REVIEW OF THOSE CONDITIONS. IF NECESSARY THE SANITARY SYSTEM SHALL BE REVISED.
  - A MINIMUM OF 4 FEET MUST BE MAINTAINED BETWEEN THE BOTTOM OF THE SYSTEM AND LEDGE. A MINIMUM OF 1.5 FEET MUST BE MAINTAINED BETWEEN THE BOTTOM OF THE SYSTEM AND SEASONAL HIGH GROUNDWATER.
- DO NOT BACKFILL ANY PORTION OF THE SANITARY SYSTEM UNTIL INSPECTED BY THE SANITARIAN AND UNTIL A "RECORDED" SURVEY HAS BEEN COMPLETED.
- REPLACE TOPSOIL, GRADE, SEED AND MULCH ALL DISTURBED AREAS.
- MAINTAIN SYNTHETIC FILTER BARRIER UNTIL ALL DISTURBED AREAS ARE STABILIZED.

**SANITARY SYSTEM NOTES:**

- NO LARGE CAPACITY TUBS (> 100 GALLON CAPACITY) ARE PLANNED AND WILL NOT BE PERMITTED IN THE PROPOSED RESIDENCE.
- A GARBAGE DISPOSAL/GRINDER IS PROPOSED AND THE SEPTIC TANK INCREASED TO 1,250 GALLONS.
- WATER SUPPLY SHALL BE BY PUBLIC WATER.
- ALL SOLID PIPING AFTER THE SEPTIC TANK TO BE 4" PVC SCH 40 PVC ASTM D1785.
- FILTER FABRIC SHALL BE SELECTED FROM THE FOLLOWING TABLE:

**APPROVED FILTER FABRICS FOR COVERING STONE AGGREGATE**

MANUFACTURER	DESIGNATION NUMBER
AMERICAN ENGINEERING FABRICS	AEF-480
BRADLEY INDUSTRIAL TEXTILE	PHOENIX LIXOMA
CARTHAGE MILLS	M35
CULTEC	410
DUPONT	SF20
ENGINEERED SYNTHETIC PRODUCTS	TNS R020
GEO FABRICS	GF 150
L&M SUPPLY COMPANY	L&M 231
MIRAFI	65304 (4" WIDE), 65303 (3" WIDE)
SKAPS INDUSTRIES	SKAPS DT 120
SRW PRODUCTS	SRW PRODUCTS DF1 SRW PRODUCTS DF2
TERRA TEX	501.5, PD1.5
TYPAR	3151, 3201
US FABRIC INC.	US 1.5 CT

- NO DEVIATION FROM THIS PLAN WILL BE ALLOWED WITHOUT THE APPROVAL OF THE ENGINEER AND SANITARIAN.
- SEPTIC TANK CONSTRUCTION JOINTS SHALL BE SEALED WITH ASPHALT CEMENT. ALL PIPE CONNECTIONS TO THE SEPTIC TANK AND DISTRIBUTION BOXES SHALL BE SEALED WITH A POLYETHYLENE GASKET ("POLY-LOK" OR APPROVED EQUAL).
- SEPTIC TANK AND BAFFLES SHALL CONFORM TO SECTION V.A.1 TECHNICAL STANDARDS OF THE STATE HEALTH CODE.
- SEPTIC TANK SHALL BE TWO COMPARTMENT TANK WITH HEAVY DUTY STEEL HANDLES FOR MANHOLE ACCESS COVERS AND GAS BAFFLES INSTALLED ON OUTLET PIPING. SEPTIC TANK TO BE EQUIPPED WITH AN APPROVED NON-BY-PASS EFFLUENT FILTER AT THE OUTLET. SEE TABLE BELOW:

**APPROVED SEPTIC TANK EFFLUENT FILTERS**

MANUFACTURER	MODEL
BEAR ONSITE	ML2-416, ML2-920, ML3-910 ML3-916, ML3-925, ML3-932
BIO-MICROBICS	SantLee Series, ST 416, ST 416, ST 818 ST 836, ST 1618, ST 1636
BOWCO INDUSTRIES	EF-235
DAG-SUNTECH	STF-110, STF-110-7R STF-110-6W, STF-110-8B
NORWECO	BIO-KINETIC BK2000
ORENCO SYSTEMS	FT0444-36 FT0854-36 FT1254-36 FT1554-36
POLYLOK	PL-68, PL-122, PL-525, PL-625 GF 10-B, GF 10-16
PREMIER TECH	EFT-080
RISSY PLASTICS	45 - CLIK N'STICK
TUF-TITE	EF-4, EF-6
ZABEL	A100 A300 A1800 A1801 A100-HP A300-HP A1800-HP A1801-HP A600-12, A600-8
ZOELLER/CLARUS	WHI (170-0078) WH4 (5000-0007)

- STONE AGGREGATE MEANS BROKEN STONE, CRUSHED STONE, OR SCREENED GRAVEL MEETING DEPARTMENT OF TRANSPORTATION FORM 618 SPECIFICATION M.01.01 FOR NO. 4 OR NO. 6 STONE (AS SHOWN BELOW OR LATEST SPECIFICATION). STONE AGGREGATE SHALL BE FREE OF SILT, DIRT OR DEBRIS AND SHALL SHOW A LOSS OF ABRASION OF NOT MORE THAN 50 PERCENT USING AASHTO METHOD T-96.

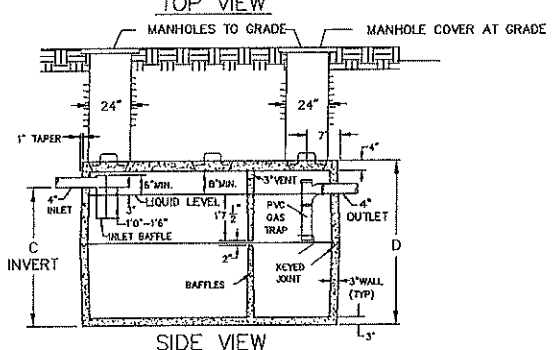
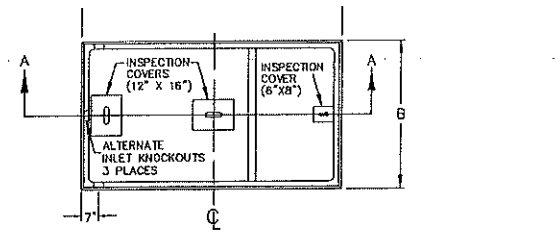
SIEVE SIZE	PERCENT PASSING (by weight)	
	NO. 4 STONE AGGREGATE (A.K.A. 1 & 1/2" STONE)	NO. 6 STONE AGGREGATE (A.K.A. 3/4" STONE)
2 - INCH	100	N/A
1.5 INCH	80-100	N/A
1 INCH	20-55	100
3/4 INCH	0-15	90-100
1/2 INCH	N/A	20-55
3/8 INCH	0-5	0-15
#4	N/A	0-5
#40	0-3	0-3
#200		

**SANITARY SYSTEM DESIGN CRITERIA:**

PROPOSED 5 BEDROOM HOUSE  
PERCOLATION RATE = 1-10 MM/IN  
REQUIRED EFFECTIVE LEACHING AREA = 650 SF  
(495 SF + [2 x 82.5 SF])  
PROVIDE 72 LF OF 4 x 4 GALLERIES  
72 LF x 9.2 SF/LF = 662 SF PROVIDED  
PROVIDE 1,500 GALLON SEPTIC TANK

**MINIMUM LEACHING SYSTEM SPREAD (MLSS)**

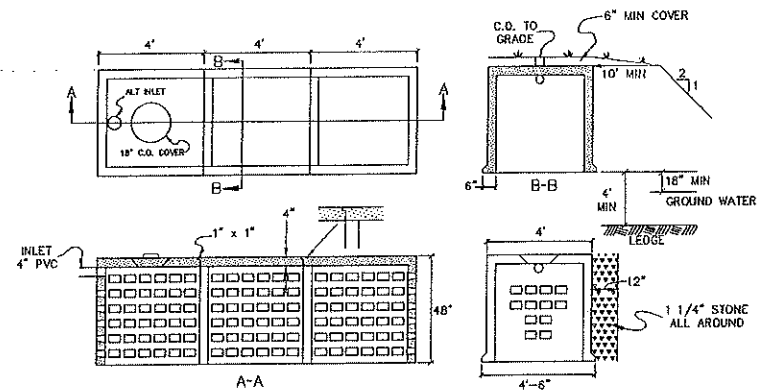
DEPTH TO RESTRICTION IS > 60"  
THEREFORE, MLSS NEED NOT BE CONSIDERED



**TWO COMPARTMENT SEPTIC TANK  
TANK CAPACITIES**

LIQUID CAPACITY	A	B	C	D
1000 GAL	8'-6"	4'-10"	4'-6"	5'-4"
1250 GAL	10'-0"	5'-0"	4'-6"	5'-4"
1500 GAL	10'-6"	5'-8"	4'-6"	5'-4"
2000 GAL	11'-11"	6'-8"	4'-8"	5'-8"

(H-20 LOADING)



**48" GALLERY DETAIL**

*Robert L. Doane, Jr.*  
ROBERT L. DOANE, JR.  
CORN. P.E. & L.S. LIC. NO. 11463



**"DETAIL SHEET"**

**DOANE ENGINEERING**  
CIVIL ENGINEERING AND LAND SURVEYING  
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409  
TEL: (860)767-0138, FAX: (860)767-9101

IMPROVE LOCATION SURVEY  
PREPARE FOR  
NEW DEPARTURE HOLDINGS LLC  
#36 MAPLE AVENUE ESSEX, CONNECTICUT

SCALE: AS SHOWN	DATE: 06/22/20	SHEET NO.: 2 OF 2	IDENT. NO.:
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