

TOWN OF ESSEX  
LAND USE APPLICATION  
PART ONE

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

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

PROJECT DESCRIPTION:

Electoral addition for Wellness Center Change  
of Use from former Ivoryton Cong. Church

STREET ADDRESS OF PROPERTY 57 Main St Ivoryton

ASSESSOR'S MAP <sup>41</sup>41 LOT <sup>16</sup>17 LOT SIZE 1.027 ac\* DISTRICT Rum

APPLICANT Cory Dayharsh d/b/a Retreat on the Pond LLC  
PO Box 820 Essex CT 06426 PHONE 860-982-0889

APPLICANT'S AGENT (if any) Same PHONE \_\_\_\_\_

ENGINEER/SURVEYOR/ARCHITECT Jachowak Land Surveying  
Middletown CT PHONE \_\_\_\_\_

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.

\* Combined lots

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

Application  
Part Two

Date received by office \_\_\_\_\_ Application fee - \$40 + State fee - \$60 = \$100

Variance \_\_\_\_\_ Application # \_\_\_\_\_  
Appeal of a Decision by ZEO \_\_\_\_\_  
Certificate of Location \_\_\_\_\_

APPLICANT (please print) Gary Dayhosh d/b/a Retreat on the Land LLC  
ADDRESS PO Box 820 Essex CT 06426  
Street Town State Zip

Telephone \_\_\_\_\_  
home work cell

OWNER OF PROPERTY Same  
ADDRESS \_\_\_\_\_  
Street Town State Zip

Telephone \_\_\_\_\_  
home work cell

Deed Reference: Book 0329 Page 0399

Current use of the property Wellness Center (Former Church)

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

Is the property within the Gateway Conservation District? No

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

Variance(s) requested of the zoning regulations  
Rear setback and coverage

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

Elevator addition to meet State Building Code cannot be located elsewhere on property.  
Size of addition is dictated by code requirements and existing building conditions

\_\_\_\_\_

\_\_\_\_\_

Have previous applications been made for this property? \_\_\_\_\_

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.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

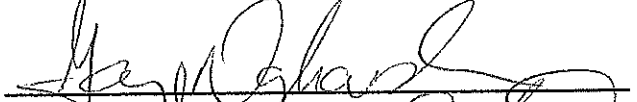
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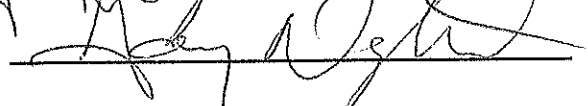
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The following items must be included as part of this application:

- \_\_\_\_\_ 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: 7/6/2020

Signature of property owner  Date: 7/6/2020



**SURVEY NOTES:**

This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

The type of survey prepared is a PROPERTY/BOUNDARY SURVEY.  
 Boundary determination is based on a DEPENDENT RESURVEY.  
 This survey conforms to a "CLASS A-2" SURVEY.  
 Topographic accuracy conforms to "CLASS T-2".

**REFERENCE MAPS:**

- A.) ASSESSORS MAP 41 LOTS 016 & 017.
- B.) "LAND TO BE CONVEYED TO THE IVORYTON CONGREGATIONAL CHURCH FROM GEORGE I. LANCRRAFT AND SARA A. LANCRRAFT IN THE VILLAGE OF IVORYTON TOWN OF ESSEX, CONNECTICUT. SCALE 1"=40' FEBRUARY 21, 1961 BY FREDERICK A. RADCLIFFE." MAP DRAWER 1 PAGE 18 ESSEX LAND RECORDS.
- C.) "RIVERSEDGE" - SECTION 1 LAND OF RIVERVIEW, INC. VILLAGE OF IVORYTON TOWN OF ESSEX, CONN. SCALE: 1"=40' DATE: 3/16/71 BY FREDERICK A. RADCLIFFE." MAP VOLUME 2 PAGE 29 ESSEX LAND RECORDS.
- D.) "BOUNDARY SURVEY 45 MAIN ST. - IVORYTON TOWN OF ESSEX PREPARED FOR CURTISS H. & AGUSTA L. SANFORD JUNE 17, 1983 SCALE: 1"=20' BY DONALD R. CARLSON." MAP VOLUME 11 PAGE 12 ESSEX LAND RECORDS.
- E.) "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF ESSEX VILLAGES OF IVORYTON & CENTERBROOK MAIN STREET FROM NORTH MAIN STREET EASTERLY TO THE MIDDLESEX TURNPIKE ROUTE NO. 144 SCALE: 1"=40' DATE: 8-5-31 NUMBER: 49-01 SHEET: 1 OF 4".

**GENERAL NOTES:**

- 1.) ZONE VR - VILLAGE RESIDENCE.
- 2.) BEARINGS REFER TO CONNECTICUT STATE PLANE - NAD 1983 DATUM.
- 3.) LOT AREAS: LOT 016 = 17,920 S.F. OR 0.411± ACRES.  
 LOT 017 = 26,833 S.F. OR 0.616 ACRES
- 4.) ELEVATIONS ARE BASED ON NAVD 1988 DATUM.

**RECORD OWNERS:**

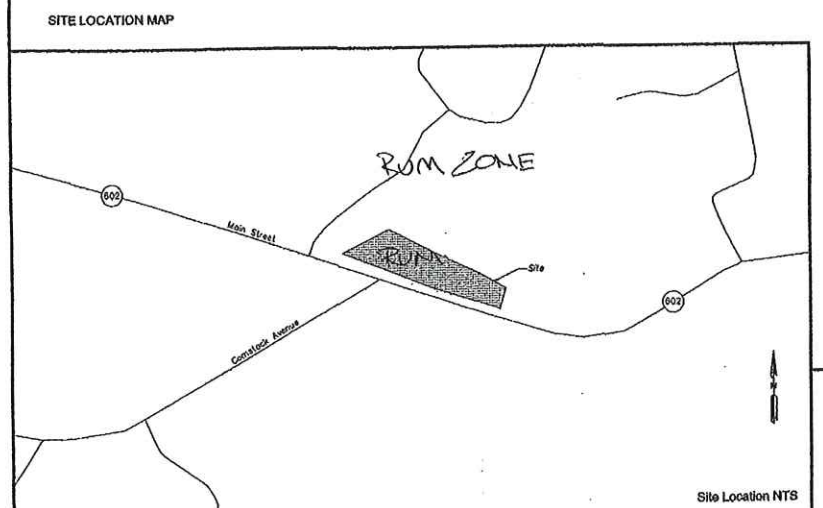
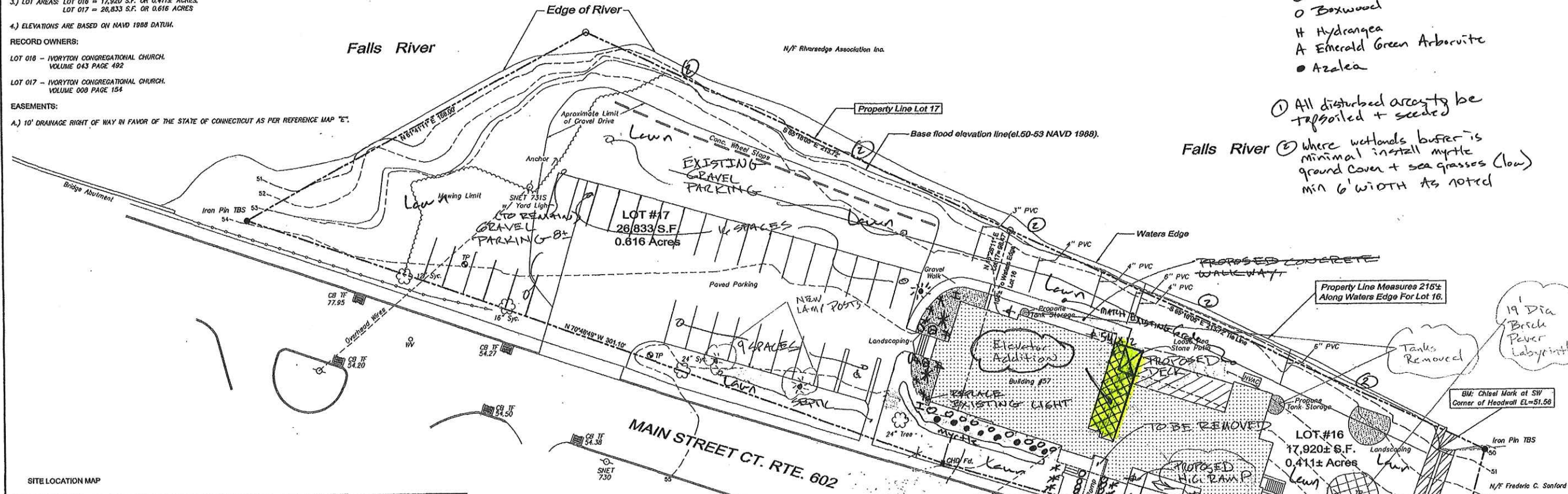
LOT 016 - IVORYTON CONGREGATIONAL CHURCH.  
 VOLUME 043 PAGE 492

LOT 017 - IVORYTON CONGREGATIONAL CHURCH.  
 VOLUME 008 PAGE 134

**EASEMENTS:**

A.) 10' DRAINAGE RIGHT OF WAY IN FAVOR OF THE STATE OF CONNECTICUT AS PER REFERENCE MAP "E".

N/F Riversedge Association Inc.



**NOTES!**

- LOT 16 & 17 SHALL BE MERGED
- PROPOSED OCCUPANT: TRIVE SWISS
- PROPERTY SERVED BY PUBLIC WATER SUPPLY
- \* COLONIAL STYLE LANTERN ON 8' POST 100W LED (TYP @ 3)
- \* COLONIAL STYLE DOWN LIGHT (TYP @ 4)

**LEGEND**

● Iron Pin TBS	5/8" Rebar To Be Set
■ CHD Fd.	CT. Highway Dept. Mon
N/F	Now or Formerly
-○- SNET	Utility Pole
■ C.B.	Catch Basin

- PLANTINGS**
- \* Existing Holly, Prune As needed
  - \* White roses
  - Boxwood (large)
  - Boxwood
  - H Hydrangea
  - A Emerald Green Arborvite
  - Azalea

① All disturbed areas to be topsoiled + seeded

Falls River ② where wetlands buffer is minimal install myrtle ground cover + sea grasses (low) min 6' width as noted

NO FENCING IS PROPOSED!  
 See New fencing proposal

REV. 5.20.2020 Elev. Add + plants  
 REV. 5.08.2019  
 REV. 1.13.2020  
 REV. 3.10.2020  
 REV. 4.10.2020 Plantings

Not valid without embossed seal affixed hereon.

To my knowledge and belief, this survey is substantially correct as noted hereon.

**JACKOWIAK LAND SURVEYING**  
 Robert F. Jackowiak LS  
 26 Greenlawn Road  
 Middletown, Connecticut 06457  
 860.346.6577

DATE: JUNE 08, 2017 REV 4/11/2019

PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY  
 - PREPARED FOR PROPERTIES KNOWN AS -  
 ASSESSOR'S LOTS: 41-016 & 41-017  
 #57 MAIN STREET, VILLAGE OF IVORYTON  
 TOWN OF ESSEX, CONNECTICUT