

TOWN OF ESSEX  
LAND USE APPLICATION  
PART ONE

File Copy 21-5 lwwc

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

SPECIAL EXCEPTION	_____	VARIANCE/ APPEAL	_____
SITE PLAN REVIEW	_____	APPROVAL OF LOCATION	_____
INLAND WETLANDS PERMIT	<input checked="" type="checkbox"/>	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:

BUILD AN ATTACHED 2 CAR GARAGE AT  
THE END OF THE DRIVEWAY

STREET ADDRESS OF PROPERTY 95 Rook Hill Road Essex

ASSESSOR'S MAP 6 LOT 12-1 LOT SIZE 0.35 DISTRICT RU

APPLICANT KEVIN MURRESSEY

Email: KMURRESSEY@CARPARKING.COM PHONE 860-685-1109

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

ENGINEER.SURVEYOR/ARCHITECT ANGUS MACDONALD

PHONE: 860-388-4671

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**  
**Inland Wetlands and Watercourses Commission**

✓ # 3307

**Revised 5/2017** Fee: \$60 to Essex + \$60 to State = \$120

Application # 21-5 Date received by Office 2/17/21 Fee 120

Owner of Record KEVIN + NIKOL MORRISSEY  
 Home Address 95 BOOK HILL ROAD ESSEX CT 06426  
 Mailing Address: SAME  
 Phone: Home/Cell 860-685-1109 Work: \_\_\_\_\_

Applicant's Name: KEVIN MORRISSEY  
 Home Address 95 BOOK HILL ROAD ESSEX CT 06426  
 Mailing Address: SAME  
 Phone: Home/Cell 860-685-1109 Work: \_\_\_\_\_  
 Applicant's interest in the land if the applicant is not the property owner \_\_\_\_\_

Location of Property by Street & Village Address: 95 BOOK HILL ROAD ESSEX

State the names of all property owners adjacent to the subject property:

Name of Adjacent Property Owner	Street Address (include Mailing Address if Different)
STEVE CRAIG	91 BOOK HILL ROAD
VIRGINIA CONNER	97 BOOK HILL ROAD
TARA	93 BOOK HILL ROAD

For large properties, please attach another sheet if necessary.

Check applicable activities occurring in or within 100 feet of wetlands and/or watercourses:

- |                                   |          |                        |       |
|-----------------------------------|----------|------------------------|-------|
| Construction of a structure(s)    | <u>Y</u> | Discharge              | _____ |
| Other site development work       | _____    | Pond creation/dredging | _____ |
| Deposition or removal of material | _____    | Tree removal           | _____ |
| Stream altering/channelization    | _____    | Dam maintenance        | _____ |
| Subdivision/Resubdivision         | _____    | Other                  | _____ |

Nature of Request : Explain in detail the extent of any activity checked above, the type of material, and the equipment to be used to complete project. (Use additional sheets if necessary.)

CONSTRUCT AN ATTACHED 2 CAR GARAGE AT END OF DRIVEWAY FROST FOUNDATION, SLAB, WOOD FRAMED STRUCTURE BACK HUE TO DGC FOUNDATION + PREP SITE.

Estimated time for completion: END OF SUMMER 2022

Explain what alternatives have been considered in connection with this application to avoid altering inland wetlands and/or watercourses?

ONLY AVAILABLE SPACE - FALLS WITHIN  
100 FOOT SETBACK

**ACTIVITY LOCATION (Map with sufficient detail must be submitted as a part of the application)**

Approximate number of acres of wetlands (or portion thereof) on the property: LESS THAN 1/4 ACRE

Approximate area of inland wetlands to be altered: 0

If known, are vernal pools or tidal wetlands located on the property? NO

If yes, where and how many acres (or portion thereof) on the property? \_\_\_\_\_

Is property located within a Special Flood Hazard Area? NO

Is any portion of the property within the channel encroachment line? NO

Has the property been flagged by a licensed soil scientist NO

If yes, by who, and when? \_\_\_\_\_

Will there be water discharge into wetlands? NO

Discharge - Specify Type \_\_\_\_\_

ADDITIONAL INFORMATION MAY BE REQUIRED DEPENDING UPON THE COMPLEXITY OF THE PROJECT.

**CERTIFICATION:**

The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Essex Inland Wetlands and Watercourses Commission and its agent(s) to walk the land, at reasonable times, and perform those tests necessary to properly review the application, both before and after a final decision has been issued.

Applicant's Signature [Signature] Date 2/17/21

Owner's Signature [Signature] Date 2/17/21

Commission Action \_\_\_\_\_  
Approved Denied Date

Agent Action \_\_\_\_\_  
Approved Denied Date

ZONING DATA TABLE ZONING DISTRICT RU		
ITEM	REQUIRED/ ALLOWED	PROVIDED
MIN. LOT AREA	80,000 S.F.	15,423 S.F.*
MIN. LOT WIDTH	150'	120'
MIN. LOT AREA PER FAMILY DWELLING	80,000 S.F.	15,423 S.F.*
SETBACKS FROM STREETLINE	40'	13.1'
FROM REAR PROPERTY LINE	30'	65'
FROM OTHER PROPERTY LINE	30'	39.0'
MAX. BUILDING COVERAGE	15%	17.7%
MAX. BUILDING HEIGHT	35'	<35'

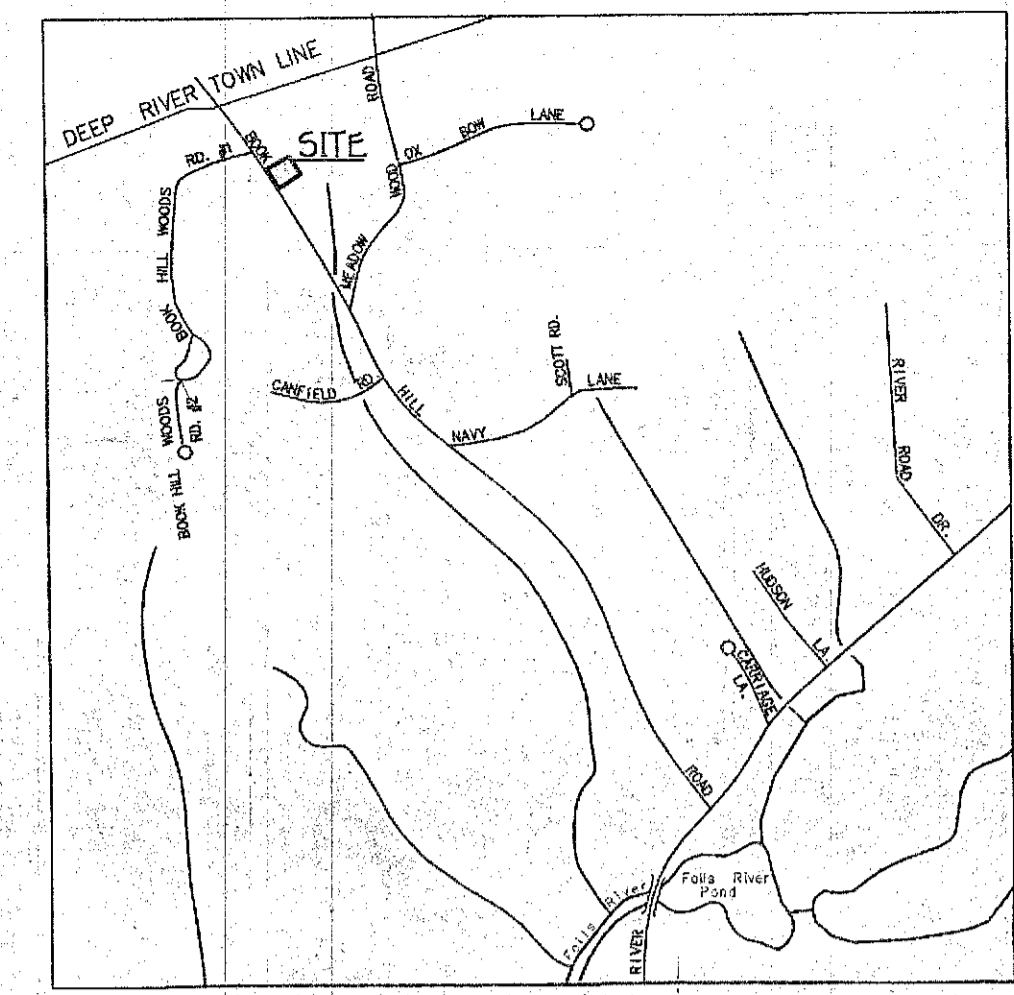
\* PRE-EXISTING NON-CONFORMITIES PER SECTION 8-13a OF THE CONNECTICUT GENERAL STATUTES.

*WETLAND BOUNDARIES WILL  
BE 45' FROM CURBLINE*

N/F  
**STEPHEN J. CRAIG**  
VOL. 175 PG. 004

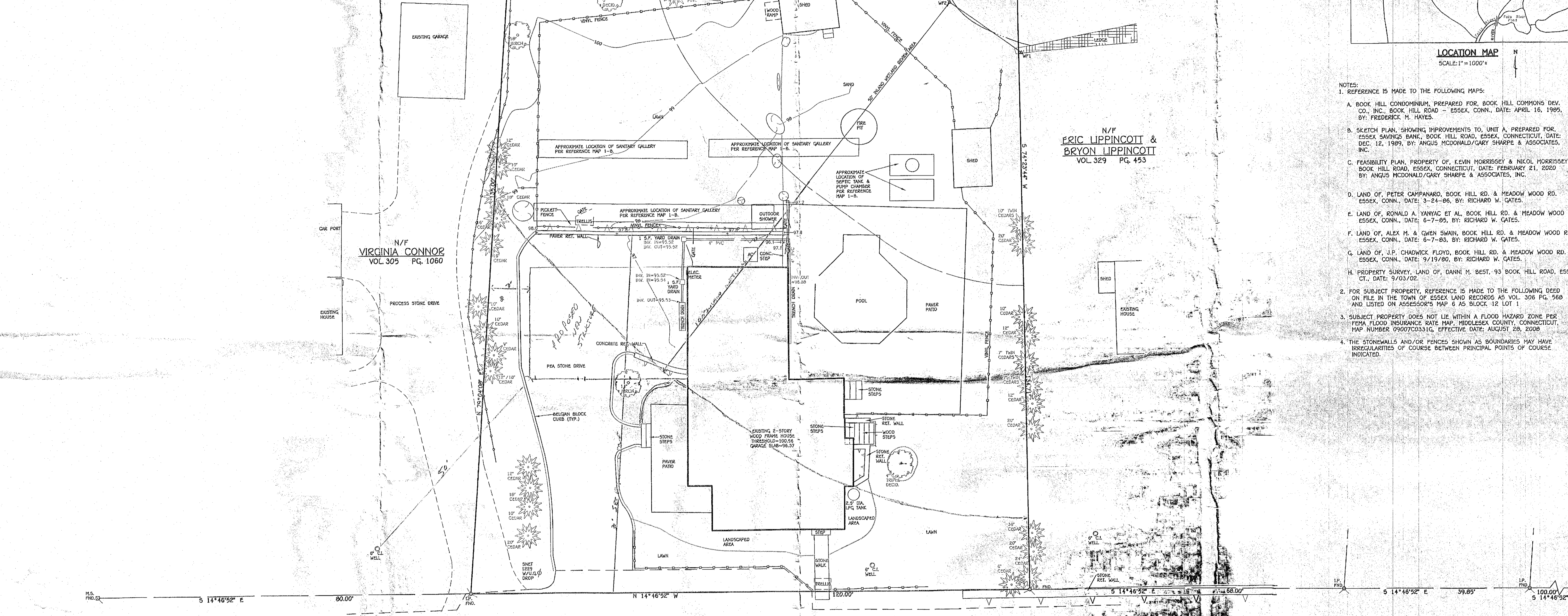
N/F  
**ERIC LIPPINCOTT &  
BRYON LIPPINCOTT**  
VOL. 329 PG. 453

N/F  
**VIRGINIA CONNOR**  
VOL. 305 PG. 1060



**LOCATION MAP**  
SCALE: 1"=1000'

- NOTES:
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - A. BOOK HILL CONDOMINIUM, PREPARED FOR BOOK HILL COMMONS DEV. CO., INC., BOOK HILL ROAD - ESSEX, CONN., DATE: APRIL 16, 1999, BY: FREDERICK M. HAYES.
    - B. SKETCH PLAN, SHOWING IMPROVEMENTS TO UNIT A, PREPARED FOR ESSEX SAVINGS BANK, BOOK HILL ROAD, ESSEX, CONNECTICUT, DATE: DEC. 12, 1989, BY: ANGUS MCDONALD/GARY SHARPE & ASSOCIATES, INC.
    - C. FEASIBILITY PLAN, PROPERTY OF KEVIN MORRISSEY & NIKOL MORRISSEY, BOOK HILL ROAD, ESSEX, CONNECTICUT, DATE: FEBRUARY 21, 2020 BY: ANGUS MCDONALD/GARY SHARPE & ASSOCIATES, INC.
    - D. LAND OF PETER CAMPANARO, BOOK HILL RD. & MEADOW WOOD RD. ESSEX, CONN., DATE: 3-24-06, BY: RICHARD W. GATES.
    - E. LAND OF RONALD A. YANVAC ET AL BOOK HILL RD. & MEADOW WOOD RD. ESSEX, CONN., DATE: 6-7-05, BY: RICHARD W. GATES.
    - F. LAND OF ALEX M. & GWEN SHAM, BOOK HILL RD. & MEADOW WOOD RD. ESSEX, CONN., DATE: 6-7-83, BY: RICHARD W. GATES.
    - G. LAND OF J.P. CHADWICK FLOYD, BOOK HILL RD. & MEADOW WOOD RD. ESSEX, CONN., DATE: 9/19/80, BY: RICHARD W. GATES.
    - H. PROPERTY SURVEY, LAND OF DANNI M. BEST, 93 BOOK HILL ROAD, ESSEX, CT., DATE: 9/03/02.
  - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF ESSEX LAND RECORDS AS VOL. 306 PG. 560 AND LISTED ON ASSESSOR'S MAP 6 AS BLOCK 12 LOT 1
  - SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, CONNECTICUT, MAP NUMBER 09007C0331G, EFFECTIVE DATE: AUGUST 28, 2008
  - THE STONEWALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.



BOOK HILL ROAD

- LEGEND**
- UTILITY POLE
  - MERESTONE
  - FOUND
  - IRON PIN
  - IRON PIPE
  - EXISTING CONTOURS
  - EXISTING SPOT ELEVATION
  - EDGE OF WETLAND/FLAG NUMBER
  - RETAINING WALL
  - BITUMINOUS CONCRETE LIP CURBING
  - BOULDER

I HAVE REVIEWED THE WETLANDS BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.

*Richard Snarski*  
RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST, #1975

DATE 3/10/21

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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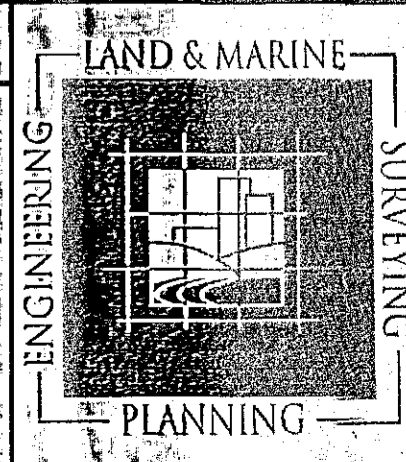
THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

**CERTIFICATION NOTES:**

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300-1 THROUGH 20-300-20 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, 1998.
  - A. TYPE OF SURVEY/IMPROVEMENT LOCATION
  - B. BOUNDARY DETERMINATION/SURVEY
  - C. THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2 & T-2

ANGUS L. MCDONALD JR.  
CONN. L.S. #70173

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



**ANGUS MCDONALD  
GARY SHARPE  
& ASSOCIATES, INC.**  
SINCE 1966

P.O. BOX 608, 238 BOSTON POST ROAD  
OLD SAYBROOK, CONNECTICUT 06476  
TEL. (860) 388-4671 FAX (860) 388-3982

**PROPERTY SURVEY MAP**  
PROPERTY OF  
**KEVIN MORRISSEY  
& NIKOL MORRISSEY**  
95 BOOK HILL ROAD  
ESSEX, CONNECTICUT

DATE: MARCH 16, 2021 SCALE: 1"=10'  
DRN DO'D CKD APP'D  
SHEET 1 of 1 JOB NO. 206452  
REVISIONS:

