

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

21-5 1WWC

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	___	ZONE CHANGE	___
- AGENT APPROVAL	___	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@LAZ PARKING.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

Check # 3307

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

Application # 21-5 Date received by Office 3/22/21 Fee \$120-

Owner of Record KEVIN + NIKOL MORRISSEY
 Home Address 95 BOOK HILL ROAD ESSEX CT 06428
 Mailing Address: SAME
 Phone: Home/Cell 860-685-1109 Work: _____

Applicant's Name: KEVIN MORRISSEY
 Home Address 95 BOOK HILL ROAD ESSEX CT 06428
 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 HOE TO DIG 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

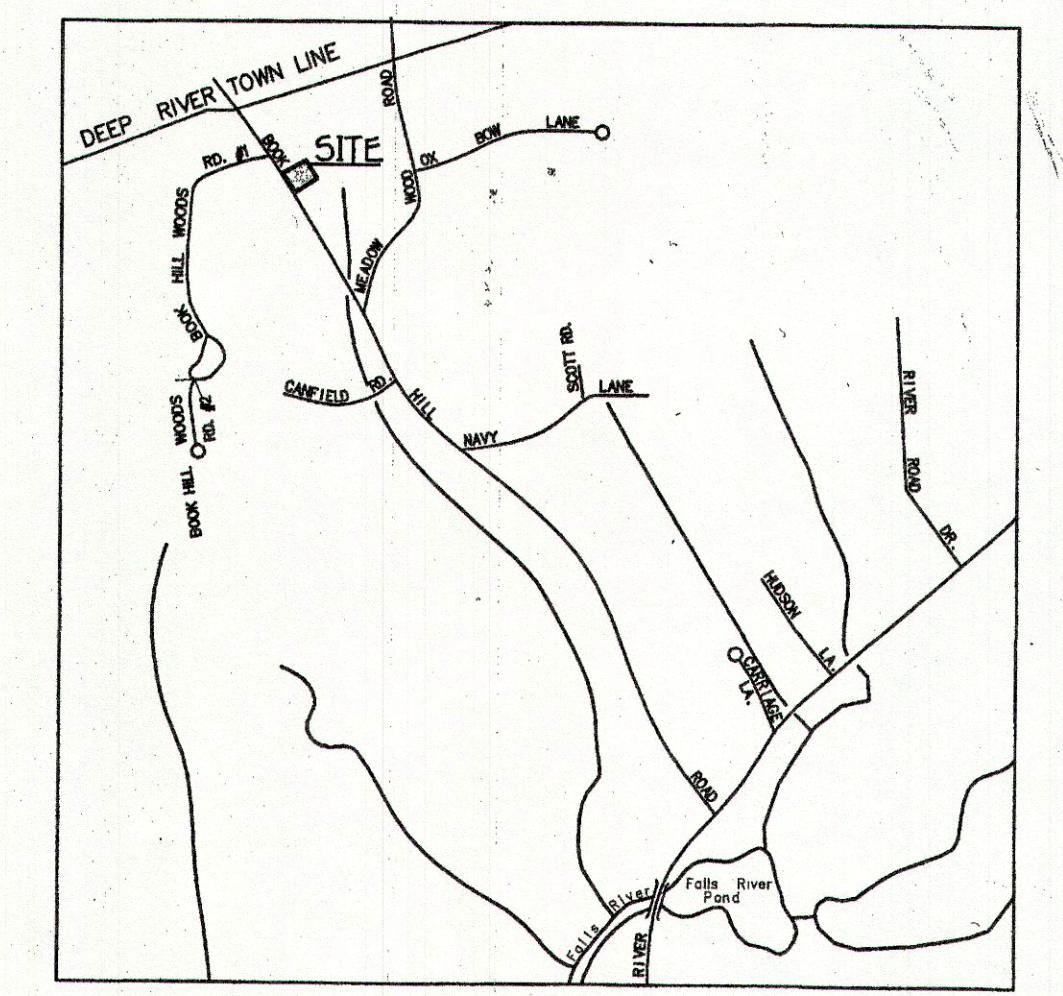
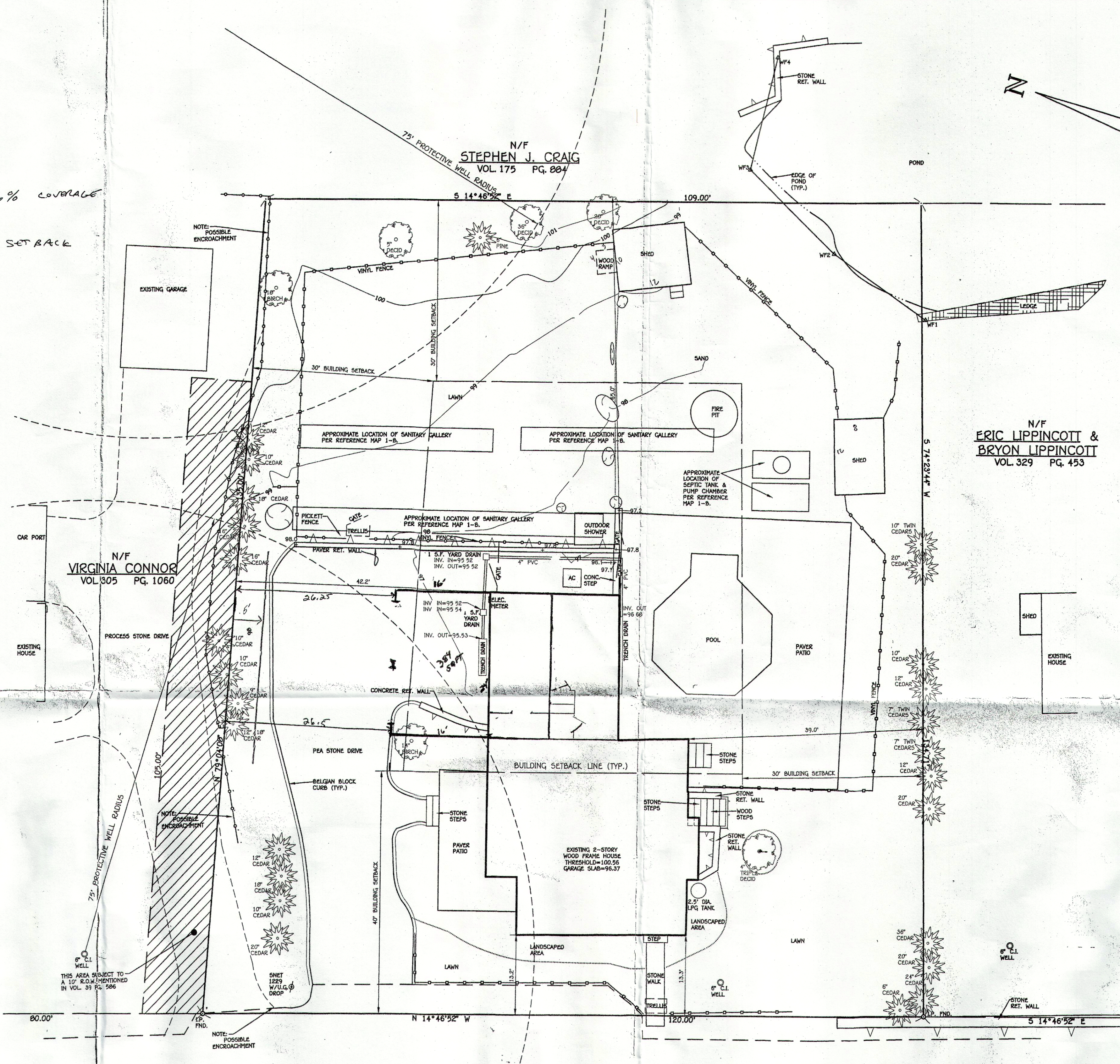
Commission Action Approved Denied Date

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'	13.2'
FROM REAR PROPERTY LINE	30'	89"
FROM OTHER PROPERTY LINE	30'	39.0'
MAX. BUILDING COVERAGE	15%	13.6%
MAX. BUILDING HEIGHT	35'	2,093 S.F.
		<35'

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

COVERAGE WITH PROPOSED GARAGE 2477 SQ FT 16% COVERAGE
 PROPOSED GARAGE ADDITIONAL 334 SQ FT
 PROPOSED GARAGE 2 FOOT ENCROACHMENT ON SIDE SETBACK



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, 1985, 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: ANGLUS McDONALD/GARY SHARPE & ASSOCIATES, INC.
 - C. FEASIBILITY PLAN, PROPERTY OF, KEVIN MORRISSEY & NIKOL MORRISSEY, BOOK HILL ROAD, ESSEX, CONNECTICUT, DATE: FEBRUARY 21, 2020 BY: ANGLUS McDONALD/GARY SHARPE & ASSOCIATES, INC.
 - D. LAND OF, PETER CAMPANARO, BOOK HILL RD. & MEADOW WOOD RD. ESSEX, CONN., DATE: 3-24-86, BY: RICHARD W. GATES.
 - E. LAND OF, RONALD A. YANYAC ET AL. BOOK HILL RD. & MEADOW WOOD RD. ESSEX, CONN., DATE: 6-7-85, BY: RICHARD W. GATES.
 - F. LAND OF, ALEX M. & GWEN SWAIN, 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. 568 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.

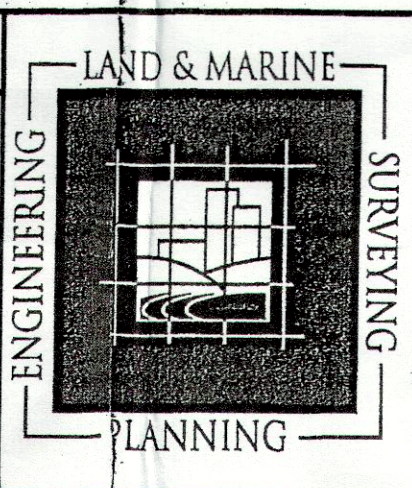
- LEGEND
- UTILITY POLE
 - MERESTONE
 - FOUND
 - IRON PIN
 - IRON PIPE
 - EXISTING CONTOURS
 - EXISTING SPOT ELEVATION
 - EDGE OF WETLAND/FLAG NUMBER
 - RETAINING WALL
 - BITUMINOUS CONCRETE LIP CURBING
 - BOULDER

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 SNAZSKI, CERTIFIED SOIL SCIENTIST, #1975 DATE 3/10/21

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION. PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
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 THESE DRAWINGS ARE THE PROPERTY OF ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC. AND HAVE BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. THEY ARE NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC.

CERTIFICATION NOTES:
 1. THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-306a-1 THROUGH 20-306a-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: RESERVE
 C. THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2 & T-2

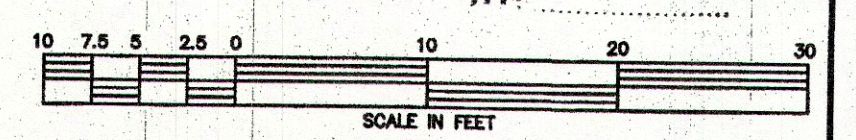
ANGUS L. McDONALD JR.
 CONN. L.S. #70173



ANGUS McDONALD
 GARY SHARPE
 & ASSOCIATES, INC.
 SINCE 1966
 P.O. BOX 408, 238 BOSTON POST ROAD
 OLD SAYBROOK, CONNECTICUT 06476
 TEL. (860) 388-4871 FAX (860) 388-8802

PROPERTY SURVEY MAP
 PROPERTY OF
 KEVIN MORRISSEY
 & NIKOL MORRISSEY
 95 BOOK HILL ROAD
 ESSEX, CONNECTICUT
 DATE: MARCH 18, 2021 SCALE: 1"=10'
 DR'N D'D CK'D APP'D
 SHEET 1 of 1 JOB NO. 206452
 REVISIONS: 4-19-21 UPDATED, 4-23-21 UPDATED

RECEIVED
 MAY 21 2021



File Copy: WWC #21-5