

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 type="checkbox"/>
SITE PLAN REVIEW	<input checked="" 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"/>
SUBDIVISION OR RESUBDIVISION	<input type="checkbox"/>	MODIFICATION OF PRIOR APPROVAL	<input type="checkbox"/>
LOT LINE REVISION	<input type="checkbox"/>	SPECIAL FLOOD HAZARD AREA PERMIT	<input type="checkbox"/>

PROJECT DESCRIPTION:

The applicant is proposing to construct a 1 1/2-story detached garage, modify the existing driveway as necessary and other associated improvements. There is currently an existing 1 story, 3-bedroom, year-round dwelling and the applicant received health, zoning and wetlands approvals in fall 2019 for the presently on-going construction. The proposed detached garage will have no heat, no plumbing and no habitable space and will be entirely outside of FEMA Flood Hazard Zone AE (El. 10).

PROJECT NAME: 7 Hanna Lane Detached Garage

STREET ADDRESS OF PROPERTY 7 Hanna Lane

ASSESSOR'S MAP 28 LOT 54 LOT SIZE 73,500+/- s.f. DISTRICT VR

APPLICANT Peter Williams
590 Madison Ave., FL 15, New York, NY 10022 PHONE (646) 361-5785

APPLICANT'S AGENT (if any) Joe Wren, P.E. (Indigo Land Design, LLC)
40 Elm Street, 2nd Floor, Old Saybrook, CT 06475 PHONE (860) 388-9343

ENGINEER.SURVEYOR/ARCHITECT <Engineer same as Applicant's Agent>
 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.



TOWN OF ESSEX
Zoning Commission
29 West Avenue
Essex, CT 06426
860-767-4340 x 115 Fax: 860-767-8509
www.essexct.gov

Fees: \$125.00 + \$60.00 (DEP)
Make check payable to the Town of Essex

Application for Site Plan Review
PART TWO

Owner(s) of Property : Peter Williams
Address: 590 Madison Ave. FL15, New York NY 10022
Phone No.: 646-361-5785 Email: whit.williams@gmail.com


The Commission is authorized to grant a site plan approval for the use and/or improvement herein proposed by the provisions of Section _____ of the Essex Zoning Regulations.

Accompanying this application form is:

- A) A complete and comprehensive statement describing the proposed changes in use and/or improvements for which the amendment is requested;
- B) A complete legal description of the premises involved, identifying boundaries by metes and bounds or by courses and distances;
- C) A list of names and addresses, with Tax Map and Tax Lot Numbers of owners of all land abutting, and directly across the street from the land to which this application relates and;
- D) A Site Development Plans prepared or approved by a registered professional engineer or surveyor showing all information required to determine the compliance with the Zoning Regulations including lot area, distances of improvements from lot lines, area coverage, and building height.

I/We, the undersigned, certify that all the information on this application, including all accompanying documents, is correct as of the date below, and conforms with Town's zoning regulations. I/ We certify that I/ We am/are the owner(s) of the premises described above, and are aware of and understand the above referenced zoning regulations.

<p>FOR OFFICIAL USE ONLY:</p> <p>Application No. _____</p> <p>Date received by ZEO: _____</p>
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Signed: 
Property owner
Dated: 5/14/2020

Appendix A

Application Checklist for Site Plan Review

This checklist is to be completed by the applicant(s) and submitted to the Commission along with a completed application for Site Plan Review. Information should also appear on the site development plan and within the support documents as appropriate. No section may be left incomplete. Where no area in the “waiver” category is provided for check-off, submission of information is always mandatory.

Waiver(s) may be granted by the Commission pursuant to Section 118A.3. for the furnishing of item(s) of information in which the Commission finds that such item(s) are not relevant to the proper disposition of an application. Such waiver(s) are limited to the furnishing of said information and do not include a request for delay in time to submit necessary items.

Nothing in this section shall prohibit an applicant(s) from requesting a waiver(s) in advance of submitting an application for Site Plan Review to the Commission.

This checklist shall be complete when signed and dated by the applicant(s) where such signatures and date shall be entered no later than the actual date of the submission of said application.

SECTION No.	DESCRIPTION	PROVIDED			WAIVER REQUEST
		YES	NO	N/A	
120A.1	Owner	✓			
120A.2	Purchaser Owner's written consent			✓	
120A.3	Lessee Owner's written consent			✓	
120B	Application Documents- 15 copies	✓			
120C.1	Description of Premises	✓			
120C.2	List of Neighboring Owners	✓			
120C.3	Statement of Use			✓	
120C.4	Site Development Plan	✓			
120C.4.a	Owner / Applicant Name	✓			
120C.4.b	Plan Data	✓			
120C.4.c	Roadways			✓	
120C.4.d	Survey Monuments	✓			
120C.4.e	Municipal / District Boundaries			✓	
120C.4.f	Easements / R-O-W / etc.	✓			
120C.4.g	Wetlands and Watercourses	✓			
120C.4.h	Total Premise Area Use			✓	
120C.4.i	Building / Lot Coverage	✓			
120C.4.j	Location / Setback Data	✓			
120C.4.k	Building / Structure Dimension Signs and Lighting	✓			
120C.4.l	Roadways and Parking			✓	
120C.4.m	Infrastructure Data			✓	
120C.4.n	Access / Soil / etc.				
120C.4.o	Water Supply / Septic Systems			✓	
120C.4.p	Land Contours / Topography (<u> 1 </u> foot intervals)	✓			
120C.4.q	Wetlands / Watercourses	✓			
120C.4.r	Soils Classifications			✓	
120C.4.s	Grading / Filling Limits / Erosion and Sediment Control	✓			
120C.4.t	Special Flood Hazard Area	✓			
120C.4.u	Floor Area / Parking Calculations / Parking Spaces per section .110			✓	
120C.5	Sanitation Letter & Data (see note below)	✓			
120C.6	Multiple Dwelling Projects			✓	
120C.7	Non-Commercial Timber Cutting			✓	
120C.8	Waiver Requests (written)			✓	
120D	Maps, Drawings, Certification	✓			
101	Gateway Conservation District	✓			
102	Coastal Management District	✓			
103	Flood Plain District	✓			
104	Water Resource District			✓	
	Application submitted to town Director of Health or Town Sanitarian for review	✓			

NOTE: A SIGN IS REQUIRED TO BE POSTED ON THE PREMISES RE: SECTION 118A.6. STANDARDS OF THE ZONING REGULATIONS AS FOLLOWS:

118C. TIME LIMITS. The commission may, but is not required, to hold a public hearing on an application for site plan approval, and shall hold a public hearing only if it determines that the application is of considerable public interest. If no public hearing is held, the commission may, in its discretion, allow written or oral comment from interested parties at or prior to a meeting of the commission to consider the application. If a public hearing is conducted, legal notice thereof shall be provided as required by statute. Whether or not a public hearing is held on the application, the commission shall render its decision on such application within sixty-five days of receipt thereof, except that, the applicant may consent to one or more extensions of such period, provided the total period of any such extension or extensions shall not exceed sixty-five days or may withdraw such application.

If an application involves an activity regulated pursuant to Connecticut General Statutes Section 22a-36 to 22a-45, inclusive, (inland wetlands and watercourses) and the time for a decision by the commission established pursuant to this section would elapse prior to the thirty-fifth day after a decision by the inland wetlands agency, the time period for a decision shall be extended to thirty-five days after the decision of such agency, and the commission shall consider the decision of such agency. The provisions of this subsection shall not be construed to apply to any extension consented to by an applicant or petitioner.

Not less than fifteen days prior to the commencement of the regular meeting or public hearing, the applicant shall post a notice of the hearing on the property involved. Said notice shall be in the form of a freestanding sign, facing each adjacent public street, placed no more than thirty feet (30') from the public right-of-way and shall be clearly legible from the public street. **Said sign shall be produced of weather resistant material, shall be legibly lettered with a minimum letter size of two inches (2"). The sign shall not be greater than twelve square feet (12 sq. ft.).**

The sign shall contain the following text:

"Application pending on this property before the Zoning Commission for Site Plan approval for which a regular meeting is being held:

Time:

Date:

Place: Town Hall, 29 West Avenue, Essex, CT 06426

For more information, call (860)767-4340 (or as said number is changed from time to time).

Said sign shall not be removed until after the public hearing has concluded. (August 1, 2007)

Note: If no required sanitary letter and data accompanies this application, a complete application shall be submitted to the Town Director of Health or the Town Sanitarian for review no later than the date of this completed application is received by the Commission. A letter from the Town Director of Health of the Town Sanitarian, along with a complete application, shall be filed in the office of the Town Clerk at least ten (10) days prior to the scheduled public hearing.

This checklist is a guide to assist the applicant(s). It does not relieve the applicant from the responsibility of being familiar with the Town of Essex Zoning Regulations and submitting a complete application.

Where the submission of information for a particular special exception application does not apply, the response in the 'provided' column may be checked off as "no" and such information shall not be required.

Subject Property

ID	Site Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
28-054	7 HANNA LA	WILLIAMS PETER	7 HANNA LA	ESSEX	CT	06426

Abutting Properties

ID	Site Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
28-055	10 HANNA LA	MILLARD RICHARD T & CATHERINE M	10 HANNA LA	ESSEX	CT	06426
28-051	12 NEW CITY ST	BECCARO WILLIAM P	12 NEW CITY ST	ESSEX	CT	06426
28-066	10 NEW CITY ST	JACOBSEN GLENN H & MELISSA B	10 NEW CITY ST	ESSEX	CT	06426
28-060	55 NORTH MAIN ST SX	ABELES HAROLD F & HAFELI MARY C	55 NORTH MAIN ST SX	ESSEX	CT	06426
28-052	18 NEW CITY ST	VAN DEURSEN GARY E & ALICE A	18 NEW CITY ST	ESSEX	CT	06426
28-059	51 NORTH MAIN ST SX	SMITH GEOFFREY T & GERRI L	51 NORTH MAIN ST	ESSEX	CT	06426
28-058	49 NORTH MAIN ST SX	LOUITI DOUGLAS M & JADA C	49 NORTH MAIN ST SX	ESSEX	CT	06426
28-057	6 HANNA LA	FECZKO JOSEPH M & GLEICHER LEIGHTON K	234 EAST 49TH STREET	NEW YORK	NY	10017
28-051-01	16 NEW CITY ST	SAXE MICHAEL & ANDREA SCHAFFNER	16 NEW CITY ST	ESSEX	CT	06426
28-043	NEW CITY ST	PALMER MUIR TRUSTEE ET AL	24 NEW CITY ST	ESSEX	CT	06426
28-053	24 NEW CITY ST	PALMER WILLIAM L JR ET AL	24 NEW CITY ST	ESSEX	CT	06426



Property Information

Property ID 28 54
Location 7 HANNA LA
Owner WILLIAMS PETER



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 03/01/2018
 Data updated 11/19/2018

B100a – Plan Review Application

- Fees:** Additions/Renovations \$ 50.00 Change in Use \$ 75.00 New Construction \$100.00
 Accessory Structures, Pools \$25.00 Irrigation System \$ 25.00 Lot Line Change \$ 25.00
 Subdivision/Preliminary Septic Review \$ 50.00/Lot

Street Location 7 Hanna Lane **Map** 28 **Lot** 54

Property Owner Name Peter Williams **Phone** 646-361-5785
Mailing Address 590 Madison Ave. FL15, NY NY 10022 **Email** Williams@pennantpark.com

Applicant Name Joe Wren, PE (Indigo Land Design) **Phone** 860-388-9343
Mailing Address 40 Elm Street, 2nd Floor, Old Saybrook, CT 06475 **Email** jwren@indigo-land.com
License # (if applicable) PEN.0021090 **License Exp. Date** 1/31/2021

I hereby request Health Department approval of a plan to: (check all that apply)

- Build an addition or renovate an existing building. This addition or renovation will:**
 Increase the number of bedrooms from _____ to _____ Increase lot coverage by _____ sq.ft.
 Increase habitable space in the existing structure by _____ sq.ft. Winterize a seasonal building
 Increase the number of employees from _____ to _____
 Change the use of an existing building from _____ to _____
 Increase water usage due to: _____

- Construct** or **Increase the size of an accessory structure:** Per CT PHC Sec. 19-13-B100a, accessory structures are non-habitable structures which are NOT served by a water supply and the use is incidental to residential or non-residential buildings.
 Garage 768± sq. ft. Open Deck/Porch _____ sq. ft. In-ground pool
 Shed/Gazebo (footprint) sq. ft. Three-season/Sun Room _____ sq. ft. Above-ground pool
 Barn _____ sq. ft. Other accessory building type: _____ & _____ sq. ft.
 Modify Lot line(s) on property (property survey must be submitted)

- Preliminary Review of Septic System**
Existing lot: with septic without septic (vacant land) Create subdivision with _____ (#) of lots

Provide a brief description of the project:
The applicant is proposing to construct a 2-story detached garage, modify the existing driveway and other associated improvements. There is currently an existing 1½ story, 3-bedroom, year-round dwelling on the western portion of the property and a building addition and other associated improvements were previously approved and are currently under construction (see site plan).

The following information must be provided with this application: (check attached documents)

- Site plan layout showing the property lines, all existing structures, proposed addition/modification, size and location of the existing septic system (tank & leach fields) and well or public water line.
 Existing septic layout (As-Built) No septic records available Soil test data (if available)
 Current septic pump-out report **Date of pump-out:** 6/18/19 **Pumper Name:** Monoflo

Health Dept. Review & Approval of B100a Plan
FOR OFFICE USE ONLY

Street Location _____ **Map** _____ **Lot** _____

Preliminary Review of New Construction or Subdivision: Yes No Plan Date: _____

Existing Septic System Information:

Lot Size: _____ AS-BUILT on file? Yes No N/A

Installation Date: _____ Installer: _____ License #: _____

Septic Design Size: _____ Tank Size: _____ S.F. Provided: _____

Leaching system (describe): _____ S.F. Required: _____

NOTES: _____

B100a Septic System Requirements

Irrigation System N/A

Does the septic system meet B100a requirements? Yes No

Do irrigation lines meet separation distance requirements? Yes No

Has a Code Complying Area been determined? Yes No

If NO, has a repair area been determined? Yes No

Is a repair/modification required? Yes No

Soil Test:

Date of soil test: _____ Perc Test Result: _____ min/inch

Is additional soil test needed? Yes No MLSS: _____

Testing used from another property located at: _____

Not Approved: Proposal must be re-submitted with a plan showing potential area for septic system that meets all requirements of the CT PHC Section 19-13-B100a. Please contact the Health Department.

Approved with the following modifications of the existing septic system: _____

Preliminary approval for septic design (new construction): _____

Approved with no modification of the existing septic system

Signature: _____ **Date:** _____
Director of Health, Registered Sanitarian or Authorized Agent

Application # _____ **Date** _____ **Fee Paid (check #)** _____

Name: James L & Coral L Rawn
Site Address: 7 HANNA LA
Essex, CT
Mail Address: 7 Hanna La
Essex, CT

Management Level:

Service Provider ID: 000001
Service Provider: Monoflo Septic Tank Company
Report Filed By: Lisa Fasulo

Component that was pumped, inspected or maintained:

1: Conventional Septic System

Septic/Holding Tank Gallons Pumped: 1250
Total Gallons Pumped: 1250

Last Report Dates	
Inspection:	<i>None Filed</i>
Maintenance:	<i>None Filed</i>
Pump:	6/18/2019

Lid Depth	
Septic Tank:	
Lift Tank / Siphon Chamber:	
Aeration Unit:	

Date & Time Serviced: 6/18/2019

Date & Time Disposed: 6/18/2019

Disposal Location: Deep River Lagoons

Gallons Disposed: 1250

Waste Type: *None Selected*

Conventional Septic System Questions

Reason for Pumpout:

- Routine
- Repair
- PROBLEM
- Property Transfer
- Filter Clogged

Structures Serviced:

- Tank #1
- Tank #2
- Dry Well
- Galleries
- Cesspool
- Grease Trap

Tank #1 level:

Tank #2 level:

Septic tank #1 size: (inside measurements) Length(in)

x Width(in)

x Depth(in)

=

Septic tank #2 size: (inside measurements) Length(in)

x Width(in)

x Depth(in)

=

Tank #1 Scum Depth(in)

Sludge Depth(in)

Tank #2 Scum Depth(in)

Sludge Depth(in)

Intlet Baffle: OK Needs Repair

Outlet Baffle: OK Needs Repair

Outlet Filter: Yes No Cleaned

Riser Needed: Yes No

Observations: Effluent Runback Surface Breakout Plumbing Backup Other

Comments:

(1024 character limit!)

This report only describes the conditions at the time of service and under the conditions of use at that time. This report does not address how the system will perform in the future under the same or different conditions of use. Carmody, Compass and Septic Search are independent business entities and are not associated with business practices or liabilities assumed by the inspection, inspectors and or their business entities.

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