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June 28, 2021

Essex Planning and Zoning Commission
29 West Avenue
Essex, CT 06426
ATTN: Carey Duques

RE: Spencer's Corner Condominium

Dear Carey:

HOPE Partnership, Inc. as Applicant obtained a Special Exception on July 18, 2018 for mixed commercial and CGS 8-30g affordable residential use of the Spencer's Corner Condominium. The approval was further modified by the Zoning Commission on November 25, 2019 to provide a new Site Plan showing required additions to the Site Plan submitted in June, 2018. For your assistance, a copy of the Memorandum of Decision for each approval is attached.

I have provided a Summary of the requested changes and a marked-up copy of the November 15, 2019 approved Site Plan is also attached. The numbers in the Summary correspond to the numbers on the marked-up plan.

Of most significance is the slight change in the location of the dumpster. However, please note that the Applicant does not propose to replace the one existing parking space nor the two reserved parking spaces to be removed for the following reasons:

1. There are 28 residential parking spaces shown on the approved Site Plan. These spaces were existing as of the date of approval. Using the standard of 1.5 spaces for multi-family residential units per section 110F of the Zoning Regulations, the approved Site Plan had two spaces in excess of that required by the applicable standard (17 apartments x 1.5 = 25.5 spaces, rounded up to 26 spaces). The 27 spaces that will remain still complies with the standard.

2. More important is the actual usage and need. The Applicant believes that replacement of the one existing space and the two reserves spaces being lost is not necessary based upon the current need and usage of the residential parking area.

The 17 apartments are now fully occupied. As a requirement of the Lease, the motor vehicles to be maintained and parked on site are registered with the Property Manager. There are currently 21 motor vehicles registered and being maintained on the

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property. This is well below what is required. The experienced Property Manager, DeMarco Property Management, concurs. There have been no problems with handling both the commercial and residential parking requirements, and none are expected.

A representative of the Applicant will be happy to attend your July 6, 2021 meeting to provide such further information you may deem necessary. Please let me know if you have any further information which needs to be provided.

Thank you for your cooperation and that of the Commission.

Very truly yours,



David M. Royston

DMR:cdv
Encl.

Spencer's Corner Condominium

Summary of Requested minor modifications to Special Exception Site Plan dated November 15, 2019

1. a. Add "Residential Parking Only" painting to the pavement in front of the parking spaces so designated.

 b. Add painted center line to pavement at each driveway entrance/exit.

2. Add bollards and bollard sleeves to 2 handicapped spaces at rear entrance to Building 2 and to 2 handicapped spaces at Savour Café and Bakery.

- 3 a. Relocate dumpster pad and fence enclosure to new location shown on the attached Plan. Area in front of dumpster to be painted as "No parking" to provide access to the dumpster.

 b. Change detail to allow a chain link fence dumpster enclosure with vinyl slats if STEAP Grant funding is not obtained or is insufficient.

4. Install 4 new lamp post and heads along outer parking lot at the locations noted on the plan with LED bulbs. Detail attached.

5. Remove 3 trees in locations on plan attached at rear of Bldg 1 and at Bldg 3 and in parking lot island near Bldg 4. Only the tree in the parking lot island will be replaced with a tree of like kind.

6. Permit, but not require, a paved sidewalk directly from Savour Café and Bakery to parking lot, if STEAP Grant funding is obtained and is sufficient.



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Product Specifications - 55420WGOB

Job Name:	Job Type:
Quantity:	Comments:



55420WGOB
Carriage House LED Outdoor Post



Finish
Oriental Bronze

Glass/Shade
Water Glass

Product Category
Outdoor Pole/Post Mount

Lamping
Number of Bulbs 1
Light Type LED
Bulb Type PCB Board
Max Bulb Wattage 12
Max Fixture Wattage 12
Rated Life ±840
Color Temp ±3,000 K
Bulb(s) Not Included
Light Up/Down N/A
Beam Spread N/A
CRI N/A
Photo Cell Included N/A
Ballast/Driver/Transformer No
Dimmable N/A

Measurements
Width 12.50"
Height 26.50"
Length 12.50"
Extension N/A
Back Plate Width N/A
Back Plate Height N/A
HCO N/A
Min Overall Height 0.00"
Max Overall Height N/A
Hanging Weight 7.50 lbs
Height Adjustable N/A
Slope N/A
Chain Length N/A
Wire Length N/A
Canopy Width N/A
Canopy Height N/A
Canopy Length N/A

Shipping
Carton Weight 9.90 lbs
Carton Width 13"
Carton Height 14"
Carton Length 27"
Carton Cubic Feet 2.91
Master Pack 1
Master Pack Weight N/A
Master Pack Width N/A
Master Pack Height N/A
Master Pack Length N/A
Master Cubic Feet N/A
UPS Shippable Yes

Certification
Safety Rating Wet
Energy Star No
CA Title 24 Yes
CA Title 20 No
ADA No
Dark Sky N/A

Other
UPC Code 783209118645
Shades Included N/A
Crystals Included N/A
Diffuser Included N/A
Conversion Kit N/A
Material N/A

Equivalents
Incandescent Watts N/A
Fluorescent Watts N/A

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MEMORANDUM OF DECISION

APPLICATION FOR SITE PLAN REVIEW NO. 18-9

This is to certify that at a meeting held on Monday, July 16, 2018, following a public hearing concluded on June 18, 2018, the Essex Zoning Commission approved the following Site Plan Review Application No. 18-9:

Owners: Business owners of existing companies in place as recognized by the Spencer's Corner Owners Association, Inc., and HOPE Partnership, contract purchaser.

Applicant: HOPE Partnership, Inc

Subject Property: All that certain piece or parcel of land, known as 90 Main Street, Village of Centerbrook, in the Town of Essex, County of Middlesex and State of Connecticut.

Assessor's Map and Lot: 43 39

Zoning District: Commercial

Use Authorized: A special exception is hereby granted to convert existing commercial space to 17 affordable residential apartments to be located on the second floors of each building with some having a third floor living area.

Conditions of the Approval:

1. A new site plan will be submitted to show the following additions:
 - Improvements needed to be made to the septic system.
 - Per zoning regulation section 80B.1, along the property line shared with 28 Westbrook Road and with 108 Main Street, the site plan will show a 30-foot wide green belt strip that was established when Spencer's Corner was developed.
 - The plan will show a circular traffic pattern with directional arrows applied to the pavement.
 - The plan shall show any required improvements, signage and crosswalks required to make the external area safe for pedestrians.
 - The plan shall show a reserve parking area as approved by the Zoning Commission on a site plan by Doane-Collins Engineering Associates, LLC titled "Proposed Zone Change Prepared For Spencer's Corner Essex, CT." and revised on 2/23/2006.
2. The applicant will submit an amended Affordability Plan.
3. Spencer's Corner Business Association shall improve the pathway between their property and Essex Elementary School to allow for safer pedestrian access to both properties. A sidewalk shall be considered and a crosswalk shall be painted across the parking lot.

Reason for Approval:

1. The proposed zone (Commercial District) is not zoned primarily for industrial use and does permit residential uses. Section 80 permits single-family dwellings, two accessory apartments per lot and customary home occupations, etc, but few Industrial uses. Industrial uses are reserved for Industrial Districts found in Section 90 and 91.
2. The applicant has provided architectural renderings and a site plan to establish compliance with zoning and the building department. The applicant has done work on the septic disposal system to establish that more can be added to support the proposal and has received a favorable opinion from the Town Sanitarian and will be required to obtain all necessary future permits prior to construction.
3. The proposal consists of 17 dwelling units to include a total of 36 bedrooms.
4. Section 8-30g(h) permits the Applicant to revise and refile its' application if needed. The Applicant will be required to meet conditions in accordance with the approval of this application.

Vote:

In favor: Mr. Shipman, Mr. Reichenbach, Mr. Hill, Mr. Smith and Mr. Day.

Opposed: None

This Site Plan shall become effective upon the recording a modified site plan and the Memorandum of Decision on the Essex Land Records by the applicant or representative.

Essex Zoning Commission,

By: Larry Shipman, Commission Chairman

RECEIVED FOR RECORD
12/18/2018 at 11:58 AM
James M. Logie
ESSEX, VT - ASSIST. TOWN CLERK

EXHIBIT A-7 (PART 2)

MEMORANDUM OF DECISION

APPLICATION FOR SITE PLAN REVIEW NO. 18-9

This is to certify that at a meeting held on Monday, November 25, 2019, the Essex Zoning Commission approved the following modification to the Memorandum of Decision for Application No. 18-9:

Owner: Business owners of existing companies in place as recognized by the Spencer's Corner Owners Association, Inc., and HOPE Partnership, contract purchaser.

Applicant: HOPE Partnership, Inc

Subject Property: All that certain piece or parcel of land, known as 90 Main Street, Village of Centerbrook, in the Town of Essex, County of Middlesex and State of Connecticut.

Assessor's Map and Lot: 43 39

Zoning District: Commercial

Use Authorized: A special exception is hereby granted to convert existing commercial space to 17 affordable residential apartments to be located on the second floors of each building with some having a third floor living area.

Conditions of the Approval Satisfied:

1. The Applicant has submitted a new Site Plan dated November 15, 2019 entitled as Exhibit A-3 Improvement Location Survey on file in the Land Use Office, which satisfies the original conditions of approval, except as noted below.
2. The conditions requiring the demonstration of the of the 30-foot wide green belt, a circular traffic pattern with directional arrows on the pavement and showing the reserved parking area have been satisfied by the new Site Plan dated November 15, 2019
3. The condition requiring a new pathway to the Elementary School has been satisfied by the new Site Plan dated November 15, 2019, which includes signage and a new cross walk to make the external area safe for pedestrians.
4. The Applicant has submitted a new Affordability Plan revised on December 16, 2019 based upon 17 Apartments with 33 Bedrooms.

Conditions of the Approval Remaining to be Satisfied:

1. The improvements needed to be made to the septic system per the plans submitted to the Essex Health Department on November 18, 2019, per its approval.
2. Construction of the improvements shown on the new Site Plan dated November 15, 2019.
3. Construction of 17 apartments containing not more than 33 bedrooms in accordance with the Affordability Plan, on the second and third floor.

Additional approval:

The nitrogen and bacteria impact evaluation prepared by Waldo and Associates in accordance with the requirements of the Water Resource District regulations is hereby approved.

Reasons for approval:

1. The Applicant has provided a revised site plan in compliance with the original conditions of approval.
2. The Applicant has proposed modifications and upgrades to the septic system serving the apartments and the commercial units.
3. Approval from the Health Department is pending and the Applicant is required to obtain all necessary Health Department permits for construction.
4. The proposal conforms to all requirements of Section 104 (Water Resource District) of the Essex Zoning Regulations.

Vote: In favor: Mr. Shipman, Mr. Reichenbach, Mr. Hill, Mr. Smith and Mr. Reeves.

Opposed: None

This Site Plan shall become effective upon recording a modified site plan and the Memorandum of Decision on the Essex Land Records by the applicant or representative.

Essex Zoning Commission,


By: Larry Shipman, Commission Chairman