

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	_____
SITE PLAN REVIEW	<input checked="" type="checkbox"/>	APPROVAL OF LOCATION	_____
INLAND WETLANDS PERMIT	<input type="checkbox"/>	REGULATION TEXT AMENDMENT	_____
INLAND WETLANDS PERMIT - AGENT APPROVAL	<input type="checkbox"/>	ZONE CHANGE	_____
	<input type="checkbox"/>	COASTAL SITE PLAN REVIEW	_____
SUBDIVISION OR RESUBDIVISION	<input type="checkbox"/>	MODIFICATION OF PRIOR APPROVAL	_____
LOT LINE REVISION	<input type="checkbox"/>	SPECIAL FLOOD HAZARD AREA PERMIT	_____

PROJECT DESCRIPTION: ATTACHED ACCESSORY DWELLING OVER
GARAGE
↑

PROJECT NAME: _____

STREET ADDRESS OF PROPERTY 112 Mares Hill Road

ASSESSOR'S MAP 81 LOT 001 LOT SIZE 1.95 AC DISTRICT RU

APPLICANT Joanne Merola PHONE 860-965-6802

APPLICANT'S AGENT (if any) n/a PHONE _____

ENGINEER/SURVEYOR/ARCHITECT n/a 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 : Joanne Merola
Address: 112 Mares Hill Road
Phone No.: 860-965-6802 Email: xrosez@icloud.com

The Commission is authorized to grant a site plan approval for the use and/or improvement herein proposed by the provisions of Section 45 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;
- DEED SCHEDULE A (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.

FOR OFFICIAL USE ONLY:
Application No. <u>20-12</u>
Date received by ZEO: <u>10/9/20</u>

Signed: Joanne Merola
Property owner
Dated: Oct 9, 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	X			
120A.2	Purchaser Owner's written consent			X	
120A.3	Lessee Owner's written consent			X	
120B	Application Documents- 15 copies	X			
120C.1	Description of Premises	X			
120C.2	List of Neighboring Owners	X			
120C.3	Statement of Use	X			
120C.4	Site Development Plan	X			
120C.4.a	Owner / Applicant Name	X			
120C.4.b	Plan Data	X			
120C.4.c	Roadways	X			
120C.4.d	Survey Monuments		X		
120C.4.e	Municipal / District Boundaries			X	
120C.4.f	Easements / R-O-W / etc.			X	
120C.4.g	Wetlands and Watercourses			X	
120C.4.h	Total Premise Area Use	X			
120C.4.i	Building / Lot Coverage			X	
120C.4.j	Location / Setback Data	X			
120C.4.k	Building / Structure Dimension Signs and Lighting			X	
120C.4.l	Roadways and Parking	X			
120C.4.m	Infrastructure Data			X	
120C.4.n	Access / Soil / etc.			X	
120C.4.o	Water Supply / Septic Systems	X			
120C.4.p	Land Contours / Topography (1 foot intervals)	X			
120C.4.q	Wetlands / Watercourses			X	
120C.4.r	Soils Classifications			X	
120C.4.s	Grading / Filling Limits / Erosion and Sediment Control			X	
120C.4.t	Special Flood Hazard Area		X		
120C.4.u	Floor Area / Parking Calculations / Parking Spaces per section .110	X			
120C.5	Sanitation Letter & Data (see note below)	X			
120C.6	Multiple Dwelling Projects		X		
120C.7	Non-Commercial Timber Cutting		X		
120C.8	Waiver Requests (written)		X		
120D	Maps, Drawings, Certification		X		
101	Gateway Conservation District		X		
102	Coastal Management District		X		
103	Flood Plain District		X		
104	Water Resource District		X		
	Application submitted to town Director of Health or Town Sanitarian for review	X			

The residence at 112 Mares Hill Road has been converted from a two family dwelling to a single family with an attached garage. There is an accessory apartment over the garage. This apartment is a studio with approximately 405 square feet of living space. The entire garage has a footprint of 528 square feet.

The studio apartment has a bathroom with a shower, sink and toilet. The bathroom is 10' by 3.75' for a total of 37.5 square feet. There is a kitchenette with a small stove, a sink, and a refrigerator. The kitchen space is 5.54' by 2.2' for a total of 12.2 square feet. The main room is 20' by 17' for a total of 340 square feet, but a small eave has been subtracted (5 sq ft) bringing the space down to 335 square feet. There is a closet the measures 8' by 2.5' for a total of 20 square feet.

The total square footage of the living space for the apartment is 404.7 square feet.



528

24'-0"

12'-0"

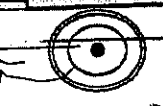
12'-0"

STORAGE

3'-6"

Shower

3'-0"



Kitchenette

66.5"

FRIDGE COUNTER

17'

STUDIO

20'

closet

20 30

20 30

2'-5"

STORAGE

2'-6 8

DN

12'-0"

12'-0"

24'-0"



Studio = 335.0

Bathroom = 37.5

Kitchenette 12.1

Closet 20.0

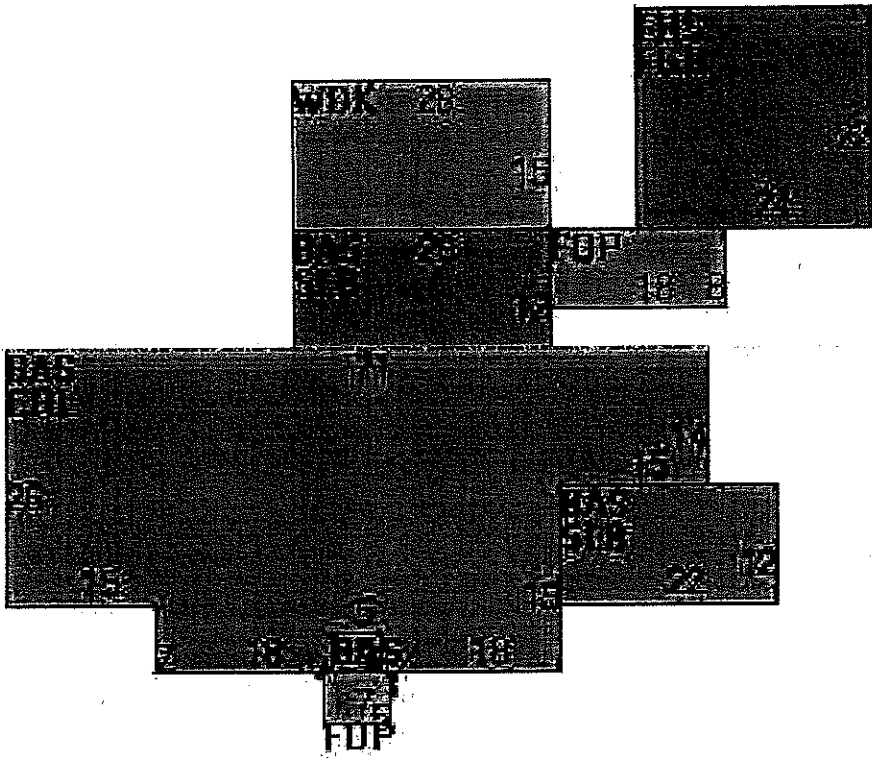
404.6 sq ft

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

H6





SCHEDULE AFIRST PIECE:

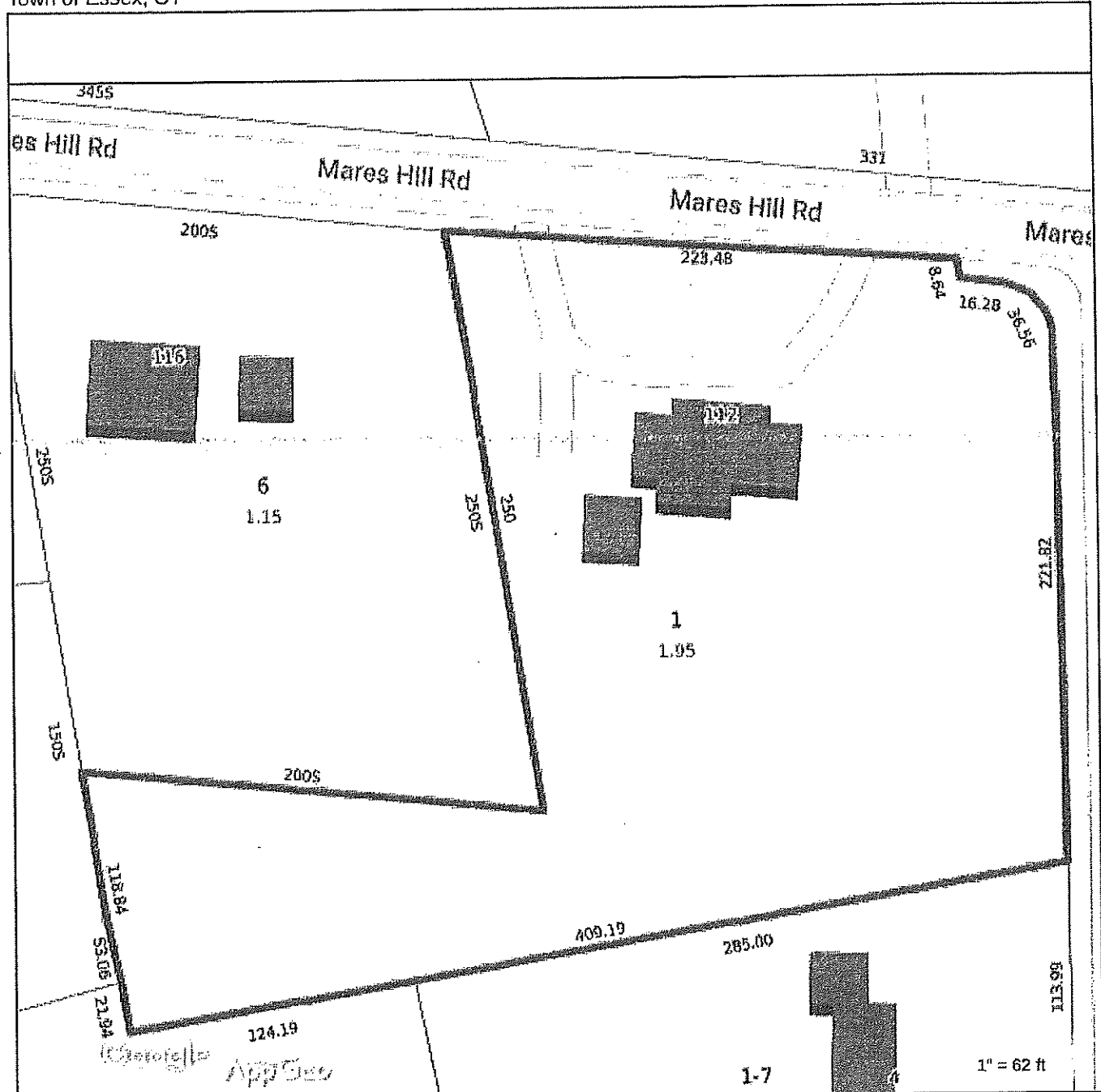
BEGINNING at an iron pipe marking the northwesterly corner of the herein described parcel and the northeasterly corner of property owned now or formerly of Eda A. Drudi; said point more specifically located in the southerly street line of Mares Hill Road; thence running southeasterly partially by the face of a stone wall, marking the southerly street line of Mares Hill Road, a distance of 108.97 feet to an iron pipe, bounded northerly by Mares Hill Road; thence turning an interior angle of 179°-16'-55" and running southeasterly, by and along the southerly street line of Mares Hill Road, a distance of 114.51 feet to a point, bounded northerly by Mares Hill Road; thence turning an interior angle of 104°-28'-05" and running southwesterly, a distance of 260.04 feet to a point, bounded easterly by other property of Augusta Drudi; thence turning an interior angle of 90°-00'-00" and running northwesterly a distance of 409.19 feet to a point, bounded southerly by other property of Augusta Drudi; thence turning an interior angle of 90°-00'-00" and running northeasterly, a distance of 75.00 feet to a drill hole set one foot below ground level, bounded westerly by other property of Augusta Drudi; thence turning an interior angle of 180°-00'-00" and continuing northeasterly, by and along a stone wall, a distance of 43.94 feet to an iron pipe, bounded westerly by property owned now or formerly by Donald S. Netsch; thence turning an interior angle of 74°-13'-15" and running southeasterly, a distance of 200.00 feet to an iron pipe, bounded northerly by property owned now or formerly of Eda A. Drudi; thence turning an interior angle of 284°-46'-45" and running northeasterly, a distance of 250.00 feet to an iron pipe, bounded westerly by property owned now or formerly of Eda A. Drudi; said iron pipe being the point and place of beginning; said last course forming an interior angle with said first course of 76°-15'-00". Said third course, fifth course, sixth course and eighth course are all parallel.

Said parcel containing eighty thousand square feet (1.84 acres); said parcel shown on a plan entitled, "Boundary Plan Property of Augusta Drudi Mares Hill Road Ivoryton-Essex, Connecticut Scale: 1"=40' July, 1976 DiCesare-Bentley-Welling Engrs, Inc. Groton-Norwith, Connecticut."

SECOND PIECE:

that certain triangular piece or parcel of land denoted as "Other Land of Augusta Drudi", containing an area of 4,596 square feet, more or less, as shown on a map entitled "Final Subdivision Plan, Property of Augusta Drudi, Mares Hill Road, Essex, Connecticut. Dated: January 24, 1983, Scale: 1" = 40', Revision April 8, 1983" Prepared by Angus L. McDonald & Associates, Inc., Engineers-Planners-Surveyors, Old Saybrook, Connecticut, said map being more particularly described as follows:

EASTERLY:	By the proposed road as shown on said map a distance of 221.82';
WESTERLY:	By the First Piece, a distance of 251.40';
NORTHERLY:	By land to be conveyed to the Town of Essex for right-of-way purposes a distance of 52.84' along a partially curved line.



Property Information
 Property ID: 81.1
 Location: 112 MARES HILL RD
 Owner: MEROLA JOANNE L



**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 04/09/2020
 Data updated 04/09/2020

$$\begin{array}{r} \text{Studio } 20' \times 17' = 340 \text{ sq ft} \\ - (2 \times 2.5) \quad 335.0 \text{ sq ft} \\ \hline \end{array}$$

$$\text{Bath } 3.75' \times 10' = 37.5 \text{ sq ft}$$

$$\text{Kitchen } 5.54' \times 2.2' = 12.2 \text{ sq ft}$$

$$\text{Closet } 2.5' \times 8' = 20 \text{ sq ft}$$

$$\begin{array}{r} \text{Total Living Space} \\ 404.7 \text{ sq ft} \\ \hline \end{array}$$

BREITENBACH CYNTHIA P & HENRY A
4 NORTHWINDS DR
IVORYTON, CT 06442

SCOTT GREEN LLC
200 OLD COUNTRY ROAD SUITE 364
MINEOLA, NY 11501

GATES MICHAEL R & CAROL
1 NORTHWINDS DR
IVORYTON, CT 06442

JOHNSON JEAN U
PO BOX 605
IVORYTON, CT 064420605

NETSCH DONALD A & LINDA A
124 MARES HILL RD
IVORYTON, CT 06442

NETSCH DONALD A SR & LINDA A
124 MARES HILL RD
IVORYTON, CT 06442

SMITH PETER F & LINDA L
3 NORTHWINDS DR
IVORYTON, CT 06442

STADALNIK BRIAN D & WOITEN DEBORAH A
116 MARES HILL RD
IVORYTON, CT 06442

SZYMANSKI CRAIG & SCOTT
99 MARES HILL RD
IVORYTON, CT 06442

