

TOWN OF ESSEX  
LAND USE APPLICATION  
PART ONE

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	_____	REGULATION TEXT AMENDMENT	_____
INLAND WETLANDS PERMIT - AGENT APPROVAL	_____	ZONE CHANGE	<u>  X  </u>
	_____	COASTAL SITE PLAN REVIEW	_____
WETLAND PERMIT TRANSFER	_____	MODIFICATION OF PRIOR APPROVAL	_____
SUBDIVISION / RESUBDIVISION	_____	SPECIAL FLOOD HAZARD AREA PERMIT	_____

PROJECT DESCRIPTION:

Move zone line To Property Line  
See attached Addendum

PROJECT NAME: \_\_\_\_\_

STREET ADDRESS OF PROPERTY 20 Main Street, Essex

ASSESSOR'S MAP 47 LOT 68 LOT SIZE 42 DISTRICT EV/VR

APPLICANT Ruthann Paulin & Peter Glyman  
PHONE 860-918-3124

APPLICANT'S AGENT (if any) Terrance D. Lomme, Esq  
P.O. Box 397, Essex, CT 06426 PHONE 860-767-9100

ENGINEER.SURVEYOR/ARCHITECT Hope Proctor  
28 Main Street, Essex, CT PHONE 860-767-0767

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 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**  
**Zoning Commission**  
Essex Town Hall, 29 West Avenue  
Essex, Ct 06426

**Petition for a Text Amendment of Zoning Regulations**

or

**Petition for a Change to the Town's Zoning Map**

PART TWO

Signature of Property Owner(s):  
Or Petitioner



Address:

PO Box 397, Essex, CT 06426

Application #

20-3

Date of Receipt

2-8-20

The undersigned request a text amendment to the Essex Zoning Regulations.

[ ] This petition **requests a change in zoning regulations** and there is attached:

- 1) A full text of the proposed change in the zoning regulations clearly indicating existing provisions to be repealed and the new provisions to be enacted.
- 2) A complete and comprehensive statement of the reasons for any proposed changes, including any special interest the Petitioner(s) may have in such change, is attached.

☒ This petition **requests a change to the Town's Zoning Map** and there is attached:

- 1) A map clearly showing the area to be re-classified and specifying the present classification and proposed new classification with existing and proposed boundaries.
- 2) A list, keyed to the map, of the names and addresses of the record owners of and within the area to be affected, and within 500 feet outside the area to be affected by such reclassification, and
- 3) A complete written description, by metes and bounds or courses and distances, of the location of any new zoning district boundary or boundaries proposed.

## ADDENDUM TO PAULIN –GLYMAN APPLICATION

The subject property is located at 20 Main Street in the Village of Essex just east of the town park. The property consists of a single family house and a detached garage on .42 acres (approximately 18,000. square feet). The issue is the house is in the Essex Village (EV) district and the garage is located in the Village Residential (VR) district. Section 40L of the zoning regulations, states that the zone with the more restrictive coverage requirements control a property which is located in two zones. In this case, the regulations allow 25% coverage in the EV zone and 10% in the VR zone, so there is a substantial difference in the allowed coverage. The current coverage on this property is 15.4%, which is significantly under the allowed coverage in the EV zone, but significantly over the allowed coverage in the VR zone. It is this dichotomy that Peter and Ruthann are trying to resolve. The Zoning Commission understood that the houses along Main Street would not have complied with the VR regulations due to the house size verses the lot size and further that the structures did not comply with the setback requirements in the other zones. As a result the EV zone was created. The Commission however, was concerned about over development of the residential waterfront, and therefore limited the EV district to not encompass the waterfront. This concern is not applicable to the subject property as its closest point is approximately 200 feet from the water. The amount of land they propose to add to the EV district is a very modest .16 acres and can be blended nicely into the zone line. This change will have no adverse effect on the adjoining properties.

## DESCRIPTION CHANGE

The proposed zone line change would relocate the line from a course of S  $60^{\circ} 43' 16''$  E and a distance of 65.21' to the following courses and distances;

S  $19^{\circ} 51' 13''$  W, a distance of 50.61', N  $73^{\circ} 17' 22''$  W, a distance of 104.05' and N  $10^{\circ} 31' 55''$  E, a distance of 76.64'.

WOLFF JACQUELINE L  
PO BOX 296  
ESSEX, CT 06426

B & G REALTY CO INC  
PO BOX 296  
ESSEX, CT 06426

B & G REALTY CO INC  
PO BOX 296  
ESSEX, CT 06426

BUTTERCUP PROPERTIES LLC  
41-1 MILE CREEK RD  
OLD LYME, CT 06371

SROKA AMY J  
605 BEDFORD STREET  
ARMONK, NY 10504

OGDEN J DAVID AND JANICE F  
14 BANK LA  
ESSEX, CT 06426

ESSEX SAVINGS BANK  
PO BOX 950  
ESSEX, CT 06426

ESSEX TOWN OF  
29 WEST AVE  
ESSEX, CT 06426

FLAGG HENRY C  
28+30 PRATT ST  
ESSEX, CT 06426

GARLINGHOUSE NANCY M  
16 BANK LANE  
ESSEX, CT 06426

SHM DAUNTLESS LLC  
14785 PRESTON RD STE 975  
DALLAS, TX 75254

PAUL GEOFFREY S  
1 CHAMPLIN SQUARE  
ESSEX, CT 06426

KREISLER PETER S & ASHLEY S TRUSTEES  
25 MAIN ST  
ESSEX, CT 06426

DOMENIE DOUGLAS J/CHURCHHILL M LIFE  
USE  
53 ELYS FERRY RD  
LYME, CT 06371

CLARK HERBERT T III  
PO BOX 995  
ESSEX, CT 06426

CLARK TRYON D  
52 INGHAM HILL RD  
ESSEX, CT 06426

PAUL SUSAN  
9 PRATT ST  
ESSEX, CT 06426

XENELIS NICHOLAS C & BROWN LORI JEAN  
32 PRATT ST UNIT B  
ESSEX, CT 06426

LANGDON RICHARD T & JOANN S  
4 CROSS ST  
ESSEX, CT 06426

BANK LANE LLC  
ONE CHAMPLIN SQUARE  
ESSEX, CT 06426

BANK LANE LLC  
1 CHAMPLIN SQ  
ESSEX, CT 06426

GRISWOLD INN LLC THE  
36 MAIN ST  
ESSEX, CT 06426

GRISWOLD INN LLC THE  
36 MAIN ST  
ESSEX, CT 06426

WISCH DOUGLAS C  
87 WRIGHT RD  
CANTON, CT 06019

SHM DAUNTLESS LLC  
14785 PRESTON RD STE 975  
DALLAS, TX 75254

HENRY SUSAN P  
19 PRATT ST  
ESSEX, CT 06426

CACASE JOHN A  
22 MAIN ST  
ESSEX, CT 06426

JOHNS PAUL J  
29 MAIN ST  
ESSEX, CT 06426

WELCH BENTLEY T  
26 PRATT ST  
ESSEX, CT 06426

SCHOLES JOHN VACKINER TRUSTEE  
6 SCHOLES LA  
ESSEX, CT 06426

JACQUELINE WOLFF  
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B & G REALTY CO INC,  
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BUTTER CUP PROPERTIES LLC,  
41-1 MILE CREEK RD,  
OLD LYME, CT 06371

AMY SROKA  
605 BEDFORD STREET,  
ARMONK, NY 10504

DAVID AND JANICE F. OGDEN  
14 BANK LA.  
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ESSEX SAVINGS BANK  
PO BOX 950  
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TOWN OF ESSEX  
29 WEST AVE.  
ESSEX, CT 06426

HENRY C FLAGG  
28, 30 PRATT ST  
ESSEX, CT 06426

NANCY M GARLINGHOUSE,  
16 BANK LANE  
ESSEX, CT 06426

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14785 PRESTON RD. STE 975  
DALLAS, TX 75254

GEOFFREY PAUL  
1 CHAMPLIN SQUARE ESSEX,  
CT 06426

PETER & ASHLEY KREISLER, TRUSTEES  
25 MAIN ST.  
ESSEX, CT 06426

DOUGLAS DOMENIE  
53 ELYS FERRY RD.  
LYME, CT 06371

HERBERT CLARK  
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TRYON CLARK  
52 INGHAM HILL RD.  
ESSEX, CT 06426

SUSAN PAUL  
9 PRATT ST.  
ESSEX, CT 06426

CHOLASC XENELISNI & LORI JEAN BROWN  
32 PRATT ST. UNIT B,  
ESSEX, CT 06426

RICHARD T & JOANN LANGDON  
4 CROSS ST.  
ESSEX, CT 06426

BANK LANE LLC,  
ONE CHAMPLIN SQUARE  
ESSEX, CT 06426

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ESSEX, CT 06426

DOUGLAS WISCH  
87 WRIGHT RD.  
CANTON, CT 06019

SUSAN HENRY  
19 PRATTST.  
ESSEX, CT 06426

JOHN A CACASE  
22 MAIN ST.  
ESSEX, CT 06426

PAUL JOHN  
29 MAIN ST.  
ESSEX, CT 06426

BENTLEY T WELCH  
26 PRATT ST.  
ESSEX, CT 06426

JOHN VACKINER SCHOLES, TRUSTEE  
6 SCHOLES LA.  
ESSEX, CT 06426

PRATT SQUARE LLC  
1 CHAMPLIN SQUARE  
ESSEX, CT 06426

MATTHEW & LINDA DRESELLY  
17 NOTT LA.  
ESSEX, CT 06426

RUSSELL PAGLIUGH I JR TRUSTEE  
10 BANK LA.  
ESSEX, CT 06426

31 MAIN STREET ESSEX LLC  
320 NORTH ANNARBOR ST.  
SALINE, MI 48176



NATALIE B GOLDING  
6 MEIGS LA.  
ESSEX, CT 06426

LIBERTY BANK  
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MIDDLETOWN, CT 06457

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11 JAMES ROAD  
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SIMSBURY, CT 06089

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8 SCHOLLS LA.  
ESSEX, CT 06426

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37 MAIN ST.  
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ANNELISA SANTORO  
27 MAIN ST.  
ESSEX, CT 06426

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34 PRATT ST.  
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NEW BROOK PROPERTIES, LLC  
P.O. BOX 462  
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NOVELTY HAYDEN COMPANY, LLC  
1 CHAMPLIN SQ.  
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GRANT & MARGARET CAMBRIDGE, CO-TRUSTEE  
2275 HUNTINGTON DR.  
SAN MARINO, CA 91108

12 MAIN LLC  
P.O. BOX 1483  
GLASTONBURY, CT 06033

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WILLIAM GUNTHER  
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THOMAS EVANS TRUSTEE  
271 WEST POND MEADOW ROAD  
WESTBROOK, CT 06498

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O & Z PROPERTIES, LLC  
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