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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:

Install small kitchen area in
garage apartment/building to complete
a detached accessory dwelling

PROJECT NAME: GARAGE KITCHEN

STREET ADDRESS OF PROPERTY 15 NEW CITY ST.

ASSESSOR'S MAP 28 LOT 50 LOT SIZE 0.74 ac. DISTRICT UR

APPLICANT CAROL DENHAM PHONE 860-767-0306

APPLICANT'S AGENT (if any) Jim Denham PHONE 860-767-0306

ENGINEER/SURVEYOR/ARCHITECT _____ 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.

✓# 2330



TOWN OF ESSEX PLANNING + Fees: \$125.00 + \$60.00 (DEP)
Zoning Commission Make check payable to the Town of Essex
29 West Avenue
Essex, CT 06426
860-767-4340 x 115 Fax: 860-767-8509
www.essexct.gov

Application for Site Plan Review
PART TWO

Owner(s) of Property : CAROL DENHAM
Address: 15 NEW CITY STREET
Phone No.: 860-767-0306 Email: cgdenham@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 45, 118 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.

FOR OFFICIAL USE ONLY:

Application No. 20-05
Date received by ZEO: 11-25-2020

Signed: Carol (C) Denham
Property owner
Dated: 10/26/20

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 (_____ 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				
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			

Addendum to Application for Site Plan Review – Part Two – 15 New City Street

Statement describing improvements planned:

We want to install a small kitchen in our garage apartment. When we built the garage and its apartment above, we included the possibility of making this improvement at some point. It is reflected in the property record card. We are now looking into proceeding. The kitchen would be a convenient improvement which will allow guests the benefit of this convenience. The garage has its own separate septic tank and is already set up to handle laundry machines.

BOOK 169 PAGE 0123

SCHEDULE "A" DESCRIPTION

All that certain piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Essex, County of Middlesex and State of Connecticut, and more particularly bounded and described as follows:

Beginning at an iron pipe located on the Northerly side of New City Street, said iron pipe marking the Southwesterly corner of the premises herein conveyed and the Southeasterly corner of land now or formerly of L.C. Doane Co.; thence N 13° 54' 43" West along land of said Doane Co. for a distance of 170.11 feet to an iron pipe, said iron pipe marking the Northwesterly corner of the premises herein conveyed; thence N 75° 54' 20" East for a distance of 55.97 feet to a point; thence N 79° 02' 02" East for a distance of 46.53 feet to a pipe, said pipe marking the Northeasterly corner of the premises herein conveyed and located on the Westerly boundary line of land now or formerly of Nathaniel W. and Julie R. Bishop; thence S 13° 26' 10" East along land of said Bishop for a distance of 169.95 feet to an iron pipe located on the Northerly boundary line of New City Street, said iron pipe marking the Southeasterly corner of the premises herein conveyed and the Southwesterly corner of land now or formerly of Nathaniel W. and Julie R. Bishop; thence S 77° 15' 00" West along the Northerly boundary line of New City Street for a distance of 101.04 feet to an iron pipe, said iron pipe marking the point or place of beginning.

The foregoing description being in accordance with a survey made by Joseph P. Wright, L.S. dated June 9, 1975.

Said premises are subject to (1) any and all provisions of any ordinance, governmental act or regulation, public or private law, including, but not limited to, planning and zoning regulations, building regulations and inland and tidal wetlands laws of the Town of Essex and the State of Connecticut, and 2) real property taxes due to the Town of Essex on the List of October 1, 1995, not yet due and payable.

Being the same premises conveyed to the grantor and the grantee by warranty deed from John S. and Aline W. Gillespie, dated June 20, 1996 and recorded in Volume 161 at Page 239 of the Essex Land Records.

HUDSON AND KILBY
P.O. BOX 388 ESSEX CONNECTICUT 06027-0388

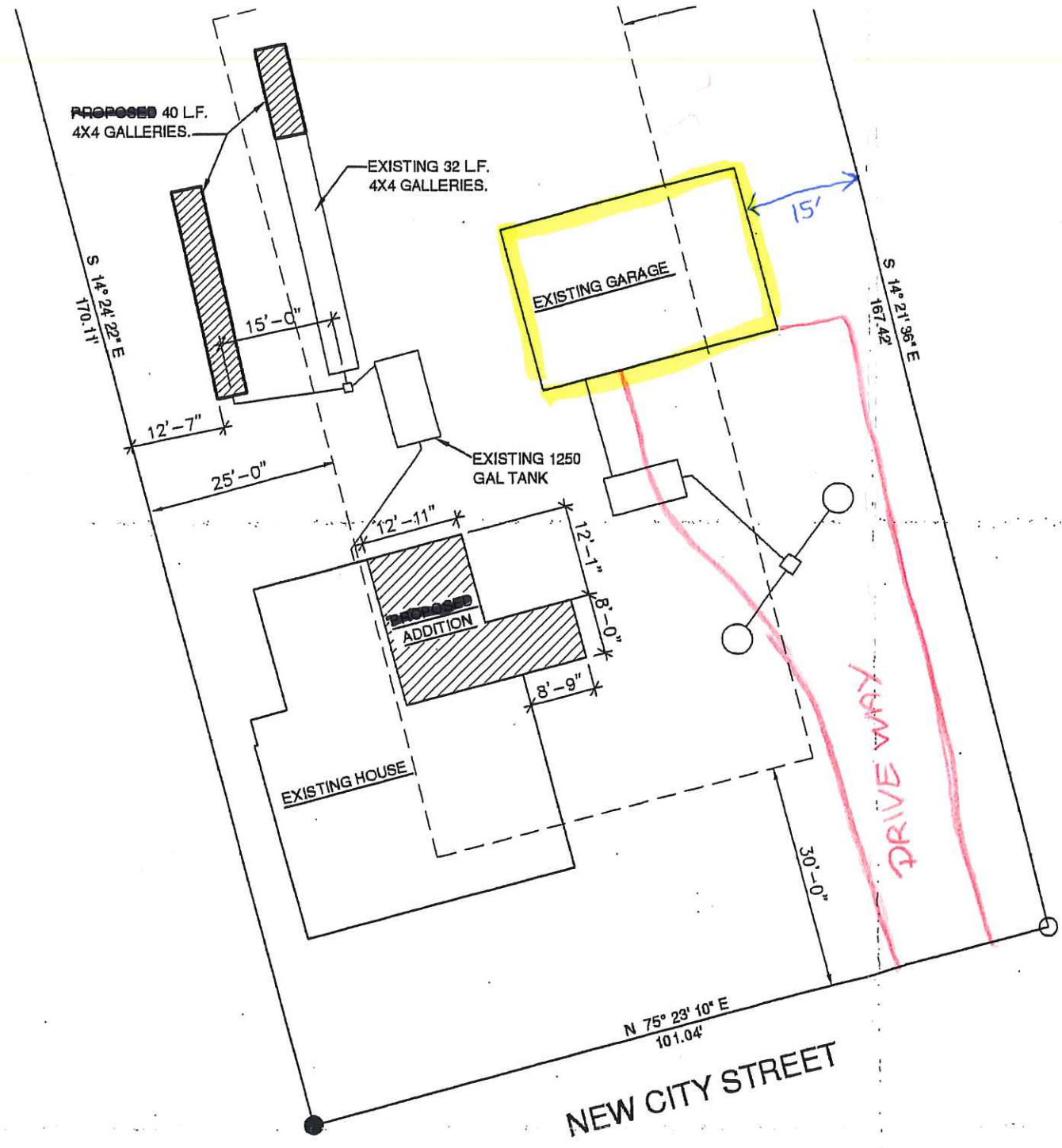
No State Conveyance Tax Received
No Conveyance Tax Received

Elisa C Young Asst
Town Clerk of Essex

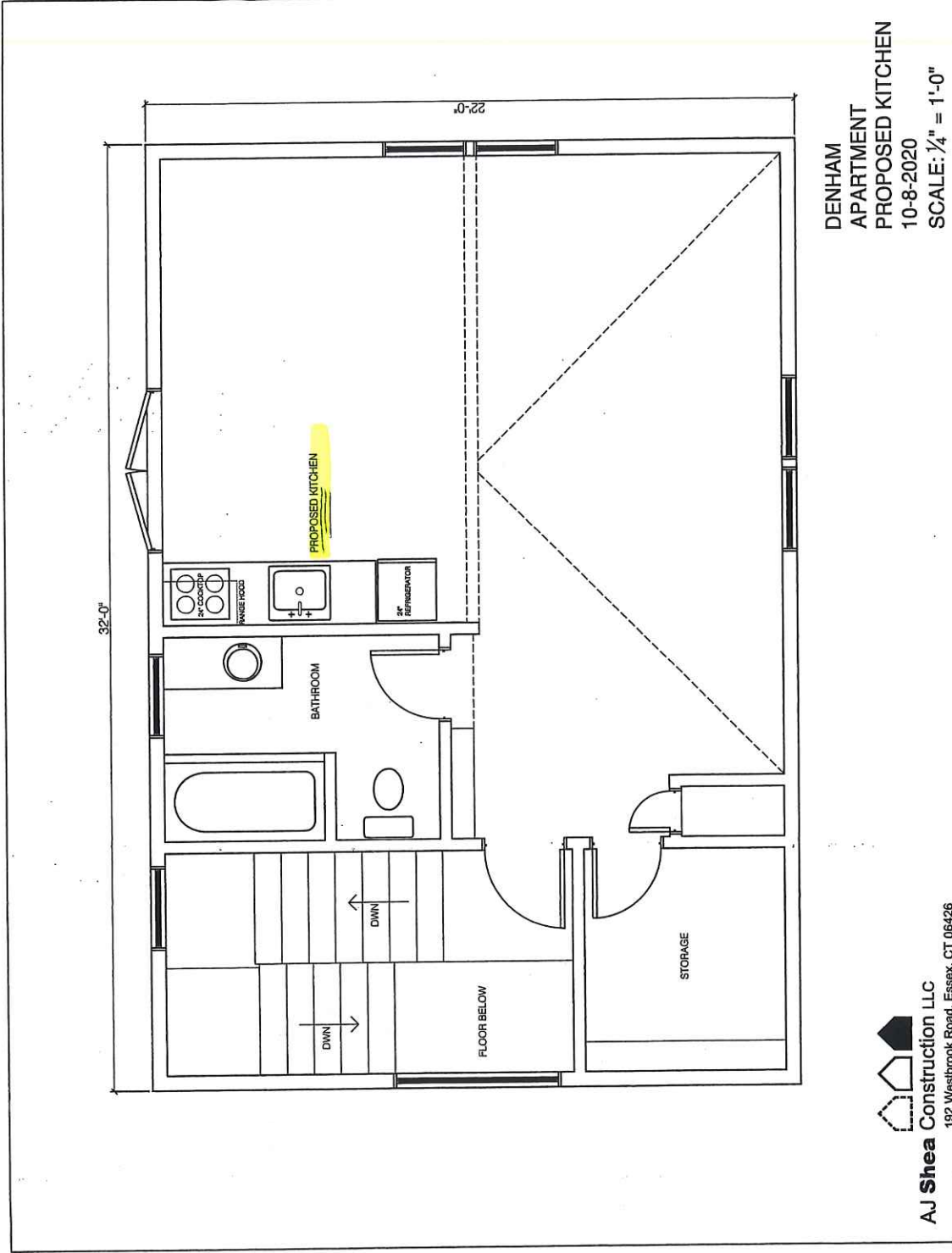
RECEIVED FOR RECORD

12-4-97 3:30PM

Elisa C Young Asst
ESSEX CT TOWN CLERK



.74 acre



DENHAM
APARTMENT
PROPOSED KITCHEN
10-8-2020
SCALE: 1/4" = 1'-0"

 **AJ Shea Construction LLC**
192 Westbrook Road, Essex, CT 06426

BECCARO WILLIAM P
12 NEW CITY ST
ESSEX, CT 06426

ELMORE SHARON D
10 KINGS LA
ESSEX, CT 06442

VAN DEURSEN GARY E & ALICE A
18 NEW CITY ST
ESSEX, CT 06426

KEENAN CHRISTOPHER & SARAH
8 SPINNAKER LA
ESSEX, CT 06426

ROBINSON ROBERT J TRUSTEE OF THE
ROBERT
17 NEW CITY ST
ESSEX, CT 06426

SAXE MICHAEL & ANDREA SCHAFFNER
16 NEW CITY ST
ESSEX, CT 06426

BERRY LORETTA M
9 SPINNAKER LA
ESSEX, CT 06426

HOUSTON JOHN G
1 SPINNAKER LA
ESSEX, CT 06426

GARRITY BERNADETTE C & PAUL G JR
10 SPINNAKER LA
ESSEX, CT 06426

SWAIN ALEXANDER M III
19 NEW CITY ST
ESSEX, CT 06426

ABUTTERS w/ 100 FEET OF 15 NEW CITY STREET