

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE APPROPRIATE APPLICATION(S):

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

PROJECT DESCRIPTION:

Dry cleaners for food service shop.

PROJECT NAME: *Elite Nutrition LLC*

STREET ADDRESS OF PROPERTY *31 Main Street Centerbrook, CT 06409*

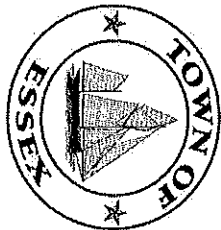
ASSESSOR'S MAP *44* LOT *28* LOT SIZE *.49* acre DISTRICT *C*

APPLICANT *Jaimie Bickerhaup* PHONE *203-885-8635*

APPLICANT'S AGENT (if any) ~~Matthew Christophers~~ PHONE ~~860-950-8130~~
n/a

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 Special Exception

PART TWO

Owner(s) of Property : JMB Property LLC Tom Weinstein Member
 Address): 1834-42 Whitney Ave Hamden CT 06517
 Phone No.: 203-288-8100 Email: jweinst@edlertravel.com

The Commission is authorized to grant a Special Exception for the use and/or improvement herein proposed by the provisions of Section 80 + 120 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 Plan 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 regulation(s).

FOR OFFICIAL USE ONLY:

Application No. 20-11
 Date received by ZEO: 10/16/2020

Signed: [Signature]
 Property owner

Dated: 10-15-2020

Appendix A

Application Checklist for Special Exception

This checklist is to be completed by the applicant(s) and submitted to the Commission along with a completed application for Special Exception. 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 120C.8. 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 Special Exception 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 (_____ 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)				
120C.6	Multiple Dwelling Projects			X	
120C.7	Non-Commercial Timber Cutting			X	
120C.8	Waiver Requests (written)		X		
120D	Maps, Drawings, Certification				
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			

NOTE: A SIGN IS REQUIRED TO BE POSTED ON THE PREMISES RE: SECTION 120F. STANDARDS OF THE ZONING REGULATIONS AS FOLLOWS:

120F. PUBLIC HEARING. The Commission shall hold a public hearing on each application for a special exception. A copy of such application shall be filed in the office of the Town Clerk for public inspection at least ten (10) days before such hearing. Notice of the time and place of such hearing shall be published in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the Town, at least twice, at intervals of not less than two (2) days, the first not more than fifteen (15) days, nor less than ten (10) days, and the last not less than two (2) days before the hearing. Such notice shall fairly and sufficiently apprise those who may be interested in the proceeding of the nature and character of the matter proposed in order that intelligent preparation for the hearing may be made. Such hearing shall commence within sixty-five (65) days after the receipt of the application. The hearing shall be completed within thirty-five (35) days after it commences. The commission shall render a decision on all applications within sixty-five (65) days after completion of such hearing. The petitioner or applicant may consent to one or more extensions of any period specified in this section, provided the total extensions all such periods shall not be longer than sixty-five (65) days, or may withdraw such petition or application.

Not less than fifteen days prior to the commencement of the 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 Special Exception approval for which a public hearing 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).

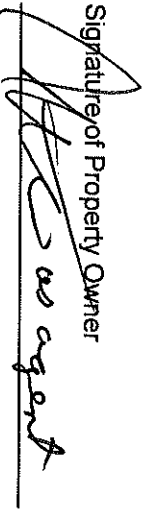
Said sign shall not be removed until after the public hearing has concluded. (August 1, 2007)

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.

Signature of Property Owner



Date:

10-15-2020

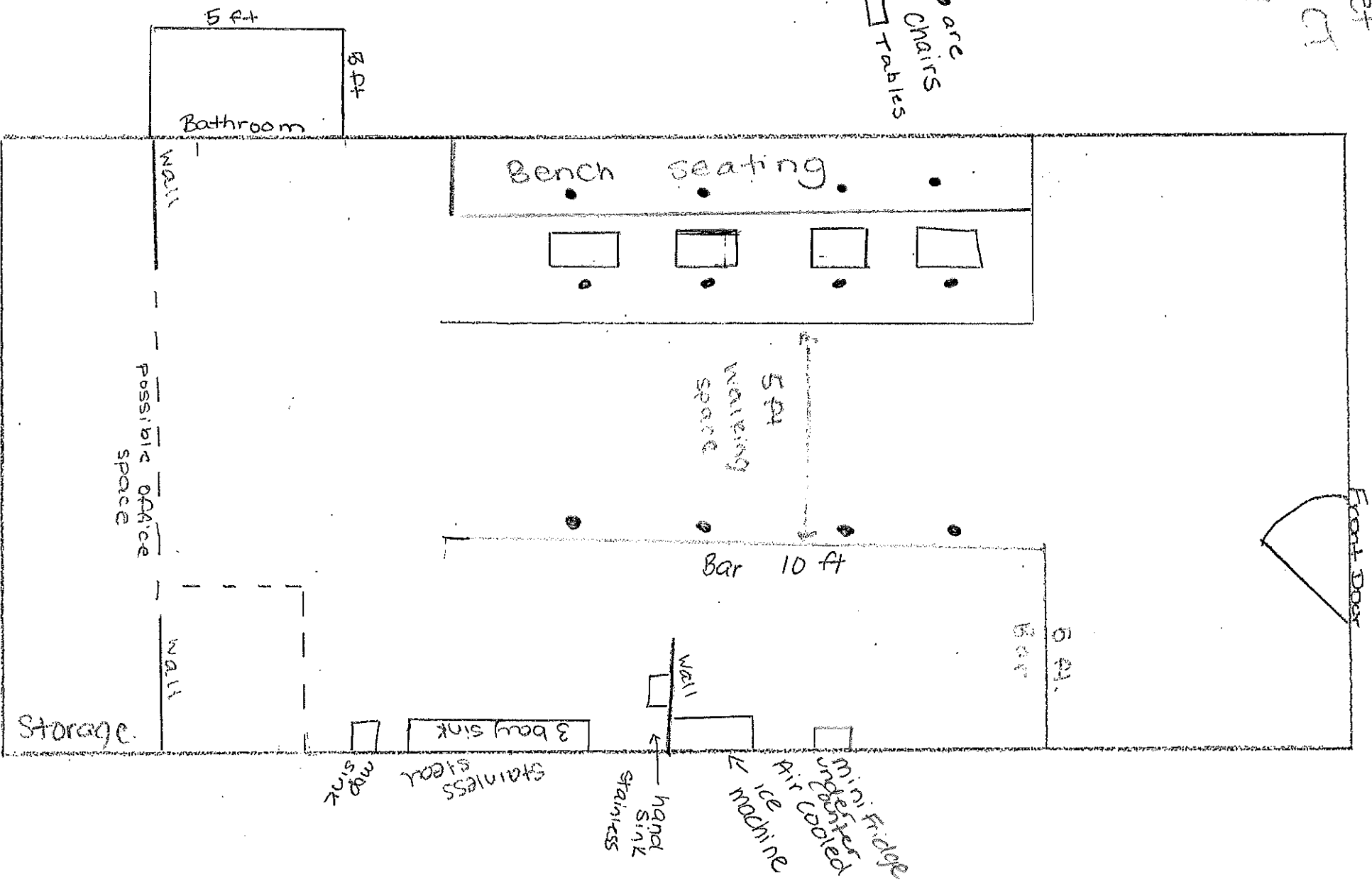
31 main street
 CENTER BROOK, CT
 064109

Nidhn apx 15ft

- LAMINATE WATER PROOF FLOORING
- LAMINATE COUNTERTOPS

124 gal
 100 gal
 Water/day

are
 Chairs
 Tables



Flite Nutrition 119



Search

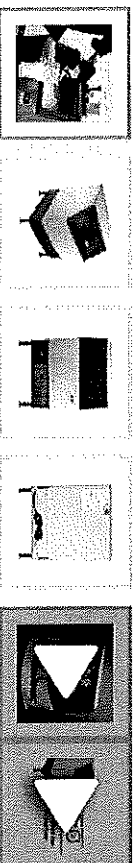
< Undercounter Ice Machines

Manitowoc UYF-0310A NEO 30" Air Cooled

Undercounter Half Dice Ice Machine with 119 lb.

Bin - 115V, 295 lb.

★★★★★ Item #: 499UYF0310AA MFR #: UYF-0310A-161B





T&S B-0133-ADF12-B Easyinstall Wall Mounted
37 9/16" High Pre-Rinse Faucet with Adjustable
8" Centers, 1.15 GPM Spray Valve, 44" Hose, 12"
#510B133AF12B - EA

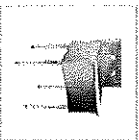
Qty: Subtotal: Total:
1 \$336.99 \$336.99

from Baltimore, Maryland



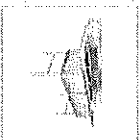
Regency 12" x 16" Wall Mounted Hand Sink with
Gooseneck Faucet and Side Splash
#600HS12SP - EA

Qty: Subtotal: Total:
1 \$106.99 \$106.99



Regency 24" 16-Gauge Stainless Steel One
Compartment Commercial Utility Sink - 24" x
21" x 14" Bowl
#600S12421B - EA

Qty: Subtotal: Total:
1 \$182.49 \$182.49



Regency 94" 16-Gauge Stainless Steel Three
Compartment Commercial Sink with 2
Drainboards - 18" x 24" x 14" Bowls
#600S318242X - EA

Qty: Subtotal: Total:
1 \$629.00 \$629.00



Regency Stainless Steel Water Station with Ice
Bin - 18" x 21"
#600DIWIB1821 - EA

Qty: Subtotal: Total:
1 \$442.49 \$442.49

from Dayton, Nevada



12" ~~Wall Mounted Swivel Faucet~~ Swivel Faucet

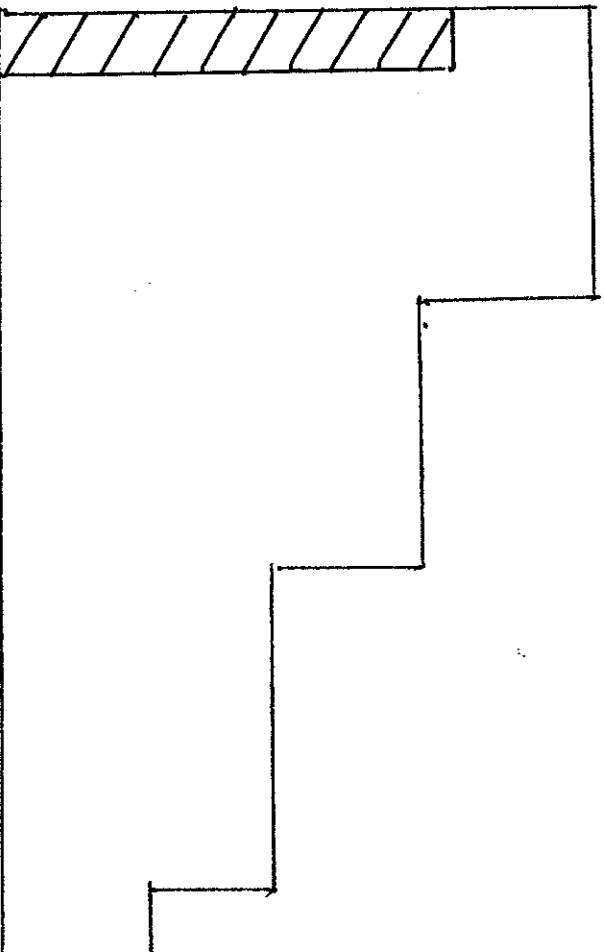
ELITE NUTRITION

Desired Location: 31 Main Street Centerbrook, CT 06409

Elite Nutrition LLC is a membership/customer club associated with Herbalife Nutrition International with a focus on weight loss, nutrition, and well-being. Membership clubs, also referred to as nutrition clubs, are locations for bringing people together who wish to focus on good nutrition to regularly achieve optimal health. A typical visit for a customer includes two steps: energizing tea & a meal replacement shake. Elite Nutrition and Herbalife Nutrition's mission is to change people's lives by providing the #1 nutrition and weight management products in the world, coupled with a business opportunity. I will be changing the use of the space from a dry cleaners to a Tier 1 food service shop with improvements including: new flooring, fresh paint, and seating arrangements.

Taimie Bicehnaupt

Parking in Rear



Parking in Front

31-33 Main Street, Centerbrook, CT

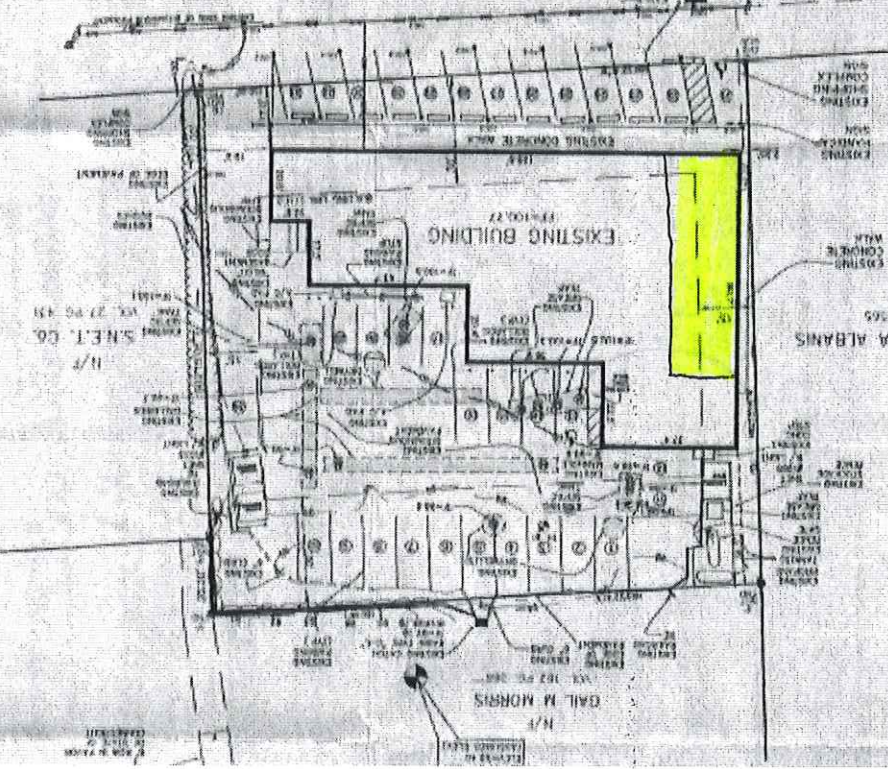
Front of Building

Crosshatched area is Proposed

2004-03-01
 St. Joseph's
 11/1/04

PLAN NO. 2004-03-01
 ARCHITECT'S SEAL
 MIDDLESEX TURNPIKE

MIDDLESEX TURNPIKE (CENTERBROOK)
 MAIN STREET



S.N.E.T. CO.
 2700 W. 11th St.
 Phoenix, AZ 85017

GAIL M. MORRIS
 1000 W. 11th St.
 Phoenix, AZ 85017

MICHAEL & ANNA ALBANS
 1000 W. 11th St.
 Phoenix, AZ 85017

DATE: 11/1/04
 DRAWN BY: GMM
 CHECKED BY: MAA

REFERENCE IS MADE TO THE FOLLOWING MAP
 FILED WITH THE MIDDLESEX COUNTY RECORDS
 IN CASE NO. 2004-03-01