

TOWN OF ESSEX
LAND USE APPLICATION
 PART ONE

RECEIVED
 DEC 02 2022

BY:

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	_____
	_____	COASTAL SITE PLAN REVIEW	_____
WETLAND PERMIT TRANSFER	_____	MODIFICATION OF PRIOR APPROVAL	<u> X </u>
SUBDIVISION OR RESUBDIVISION	_____	SPECIAL FLOOD HAZARD AREA PERMIT	_____

PROJECT DESCRIPTION:

Proposed to occupy the approved 20,000 sf building with Home Field LLC. Home Field, LLC currently occupies 47 Industrial Park Road in Centerbrook and they would like to move to 83 Westbrook Road. A Statement of Use and site plans are attached

PROJECT NAME: E.S.T Irrevocable Trust

STREET ADDRESS OF PROPERTY 83 Westbrook Rd

ASSESSOR'S MAP 54 LOT 18 LOT SIZE 148.791 sf or 3.42 Ac DISTRICT LI and B Zones

APPLICANT E.S.T Irrevocable Trust
P.O. Box 995, Essex, CT 06426 PHONE 860-767-0339

APPLICANT'S AGENT (if any) Robert L. Doane, Jr., P.E., L.S., Doane Engineering
P.O. Box 113, Centerbrook, CT 06409 PHONE 860-767-0138

ENGINEER.SURVEYOR/ARCHITECT Robert L. Doane, Jr., P.E., L.S., Doane Engineering
P.O. Box 113, Centerbrook, CT 06409 PHONE 860-767-0138

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
APPLICATION FOR ZONING PERMIT
 (REV. 9/1/2021)

Please fill out to the best of your knowledge. Staff will complete anything left blank:

Application # _____ Date 11/28/22

Location of Premises 83 Westbrook Road

Assessor's Map #. 54 Lot No. 18 Zoning District LI & B Lot size 3.42

Gateway Conservation District _____ Coastal Area Management area _____

Flood Plain area _____ Water Resource District Yes NDDDB area _____

Property Owner(s) E.S.T. Irrevocable Trust

Mailing Address P.O. Box 995, Essex, CT 06426 Telephone 860-767-0000

Email Address: tryonclark@prodigy.net

Applicant E.S.T. Irrevocable Trust

Mailing Address P.O. Box 995, Essex, CT 06426 Telephone 860-767-0000

Email Address: tryonclark@prodigy.net

****Complete description of proposed use or project (include dimensions, if applicable):** _____

Proposed to occupy the approved 20,000 sf building with Home Field LLC. Home Field, LLC currently occupies 47 Industrial Park Road in Centerbrook and they would like to move to 83 Westbrook Road. A Statement of Use and site plans are attached

Existing Building Coverage 0 % Proposed Building Coverage 17.7 %

Existing Property Use Vacant

Are wetlands and/or watercourses present anywhere on the property? Yes

ZBA Approval Date N/A Wetlands Permit Approval Date November 1, 2017

Special Exception Approval Date January 22, 2020 CAM Approval Date N/A

By signing this application, the applicant(s) and/or owner(s) agree that the Zoning Official and the Planning and Zoning Commission, or their agent(s), are authorized to enter upon the property for which this permit applies for the purpose of inspection and enforcement and administration of the Zoning Regulations for the Town of Essex. This permit is issued based upon the plot plan and all supporting documents submitted. Falsification by misrepresentation or omission or failure to comply with the conditions of this permit shall constitute a violation of the Essex Zoning Regulations and shall render this permit void.

This permit is void if: Work activity being performed is not in accordance with this permit.

Signature of Applicant Date 11/29/22
Agent for Applicant: Robert L. Doane, Jr., P.E., L.S.
Signature of Owner Date 11/29/22
Agent for Owner: Robert L. Doane, Jr., P.E., L.S.

A site plan is attached clearly showing:


- a) The location and exact dimensions of all boundaries of the lot;
- b) The location of wetlands and/or watercourses (including but not limited to, streams, ponds or lakes) on, or near the property;
- c) The location and exact dimensions of all existing and proposed structures and other improvements including the location and layout of the septic system and the source of water supply;
- d) The exact distance of proposed structures and improvements from lot lines;
- e) Name and location of each street abutting the lot, and/or the location and width of any other way affording access to the lot from a street;
- f) A floor plan if application is for a commercial change of use

The following must also be furnished as part of the application:

- g) A list of the names and mailing addresses, with Tax Map and Tax Lot Numbers, of owners of all land adjacent to the land to which this application relates; and
- h) **Fees: Permit \$21.00 and DEEP \$60.00.** Make one check made payable to the Town of Essex.
- i) **Required Bonds if applicable:**
 - Single Family Dwelling - \$2,000.00
 - Additions 800+ sq ft - \$1,000.00
 - Commercial operation as per zoning regulations section 121D

I / We certify that all the information on this application, including that on the site plan and any attachments, is correct as of the date below and complete. I/We certify that I/we am/are the owner(s) of the premises described above, or the authorized agent of the owner(s) of said premises.

Dated: 11/24/22


Applicant(s) or Agent Signature(s)

FOR OFFICIAL USE ONLY:

Health Department Approval Date _____

Date received by ZEA _____

Fees: Town - \$21 _____ DEEP - \$60 _____

Signature of Zoning Enforcement Agent _____

Approval Date _____

Denied (date) _____ Sec. _____

Permit Conditions/Reasons:



Home Field LLC

Statement of Use

83 Westbrook Rd Centerbrook, CT 06409

11/11/22

Home Field LLC Intends to occupy a 20,000 sq ft commercial building located at 83 Westbrook Rd in Centerbrook, CT a new construction space.

Home Field LLC Currently occupies 47 Industrial Park Rd Centerbrook, CT. Homefield operates an indoor sports and recreation facility in 7500 sq ft space. This space includes a basketball/volleyball court and 5 fully netted batting cages for baseball and softball. HomeField is open 7 Days a week from 2pm -9pm on weekdays and 10-6pm on weekends.

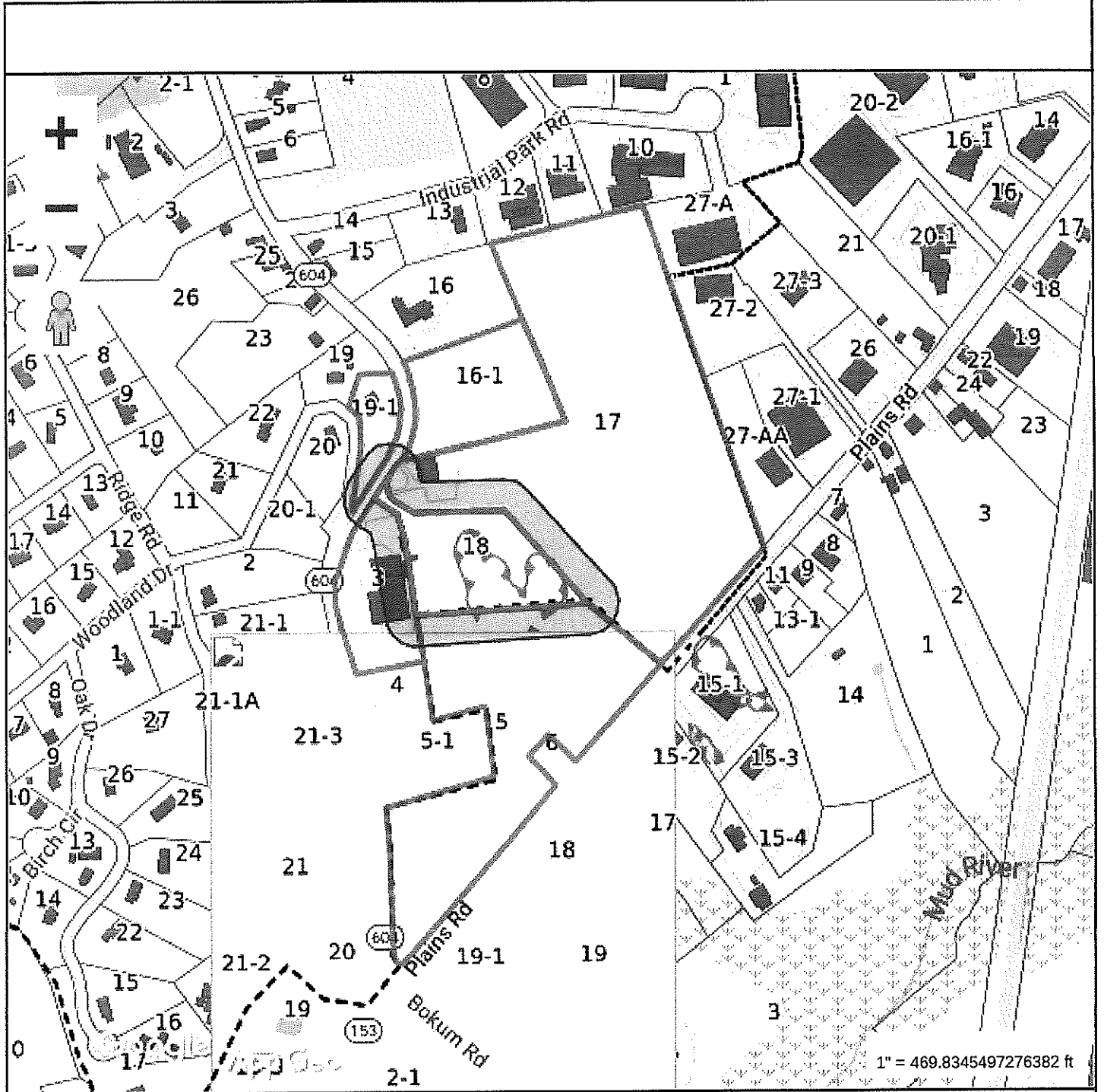
Home Field is a multi sport and recreational space offering a variety of activities and sports.

- Indoor Batting Cages with Pitching Machines
- Indoor Basketball court, which currently is home to 4 HomeField Hawks AAU highly competitive boys and girls basketball teams and supports local parks and rec sports programs
- Indoor Volleyball court which is home to the 5 HomeField Hawks AAU/Club teams which compete both locally and throughout New England.
- Homefield is home to many local and regional baseball and softball little league and travel programs that use Homefield for training.
- Instruction from professional athletes to youth athletes in all sports
- Birthday parties to include dodgeball, kickball, wiffleball and nerf gun wars
- Memberships, which currently stand at 85 members ranging from Mystic to Branford and every town in between.
- Adult Sports Leagues to include Volleyball, Basketball, Wiffleball and soon Hittrax baseball leagues.
- Homefield will additionally offer pickleball courts in this new location to include leagues and open play.
- Homefield will host travel sports tournaments on weekends for both basketball and volleyball with teams from throughout Connecticut Participating.
- Homefield plans to offer a fitness gym with weights and cardio equipment for membership use

Homefield expects the employee occupancy to be 2 at all times. Occupancy at any given time at Homefield is expected to range from 25 people to 90 on tournament days (which are typically Saturday and Sundays)

**ADJOINERS
83 WESTBROOK ROAD
CENTERBROOK, CT
12/1/22**

ID	Site Address	Owner Name	Owner Address	Owner City	ST	ZIP
54-019-01	5 WOODLAND DR	RYBICKI ALISSA	5 WOODLAND DR	CENTERBROOK	CT	06409
53-003	85 WESTBROOK RD	NALAS 85 WESTBROOK LLC	85 WESTBROOK RD	CENTERBROOK	CT	06409
54-016-01	WESTBROOK RD	CENTERBROOK AIRPORT LLC	PO BOX 354	CENTERBROOK	CT	06409
54-017	75 WESTBROOK RD	CENTERBROOK AIRPORT LLC	PO BOX 354	CENTERBROOK	CT	06409
53-005	95 PLAINS RD	PLAINS ROAD ESSEX LLC	PO BOX 354	CENTERBROOK	CT	06409



Property Information

Property ID 54 18
 Location 83 WESTBROOK RD
 Owner CLINE STEPHEN R SUCCESSOR TRUSTEE OF THE



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 4/13/2021
 Data updated daily

Print map scale is approximate.
 Critical layout or measurement activities should not be done using this resource.