

Gregory Prato  
12 Bushnell St.  
Essex, Ct. 06426

Re:  
Bushnell Management  
3 Pratt St.  
Essex, Ct 06426

To Essex Planning and Zoning Commission,

I am writing to express my intentions for 3 Pratt St. in Essex Village.  
I am requesting a zoning change for this parcel to "Essex Village District"  
As a long time resident of Essex Village, I am the owner of the commercial property adjacent to  
3 Pratt, 1-3 North Main.  
A long standing issue with this neighboring property at 1-3 North Main has been its significant  
water usage limitation for each tenant due to the nature of the properties limited size septic  
system.

By purchasing 3 Pratt St. my intention would be to install a high tech, engineered septic system  
on 3 Pratt St. that 1-3 North Main can tie into forever solving this septic issue. This new  
engineered septic system would also allow me to revitalize 3 Pratt St. a property that has gone  
into a considerable state of disrepair from its prior ownership. My vision would include tasteful  
light retail, along the lines of a boutique flower shop on the first floor and much needed  
residential rental on the second. Naturally all future considerations for 3 Pratt would be  
coordinated with the Village of Essex once the septic system is in place and the zoning change  
has been approved.

The subject property, 3 Pratt St., is centrally located directly adjacent to 1-3 Main St. and directly  
across from retailers such as J. McLaughlin.  
My vision, in my view, will not only increase the visibility of 1-3 North Main's retail stores but also  
bring additional commerce to the north end of Essex Village.

I am including a picture of 1-3 North Main (before and after since My purchase in 2020) as well  
as some basic mock ups of what the much more inviting back entrances to 1-3 North Main could  
look like once the properties are enjoined. I am additionally including my vision for 3 Pratt.  
I sincerely hope the Essex Planning and Zoning Commission would consider this application  
and the nature of my request as in my view the Village of Essex is the premier destination in Ct  
for its beauty, charm and tasteful retail center.

Sincerely,

Gregory Prato

