

RECEIVED  
JAN 19 2022

TOWN OF ESSEX  
LAND USE APPLICATION  
PART ONE

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	<input checked="" type="checkbox"/>
	_____	COASTAL SITE PLAN REVIEW	_____
WETLAND PERMIT TRANSFER	_____	MODIFICATION OF PRIOR APPROVAL	_____
SUBDIVISION / RESUBDIVISION	_____	SPECIAL FLOOD HAZARD AREA PERMIT	_____

PROJECT DESCRIPTION:

The applicant is proposing a zone change for the subject property from the Village Residential District "VR" to the adjacent Essex Village District "EV"

PROJECT NAME: Zone Change - 3 Pratt

STREET ADDRESS OF PROPERTY 3 Pratt Street

ASSESSOR'S MAP 47 LOT 115 LOT SIZE 0.18 Acres DISTRICT VR

APPLICANT Bushnell Management LLC

PHONE 914-912-4998

APPLICANT'S AGENT (if any) Joe Wren, P.E. (Indigo Land Design)

PHONE (860) 388-9343

ENGINEER, SURVEYOR/ARCHITECT <Same as above>

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.

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

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

or

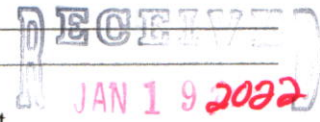
**Petition for a Change to the Town's Zoning Map**

PART TWO

Signature of Property Owner(s): *Greg Peto*  
Or Petitioner \_\_\_\_\_

Address: 3 Pratt Street \_\_\_\_\_

Application # PZC 22-01 Date of Receipt JAN 19 2022



The undersigned request a text amendment to the Essex Zoning Regulations. BY: \_\_\_\_\_

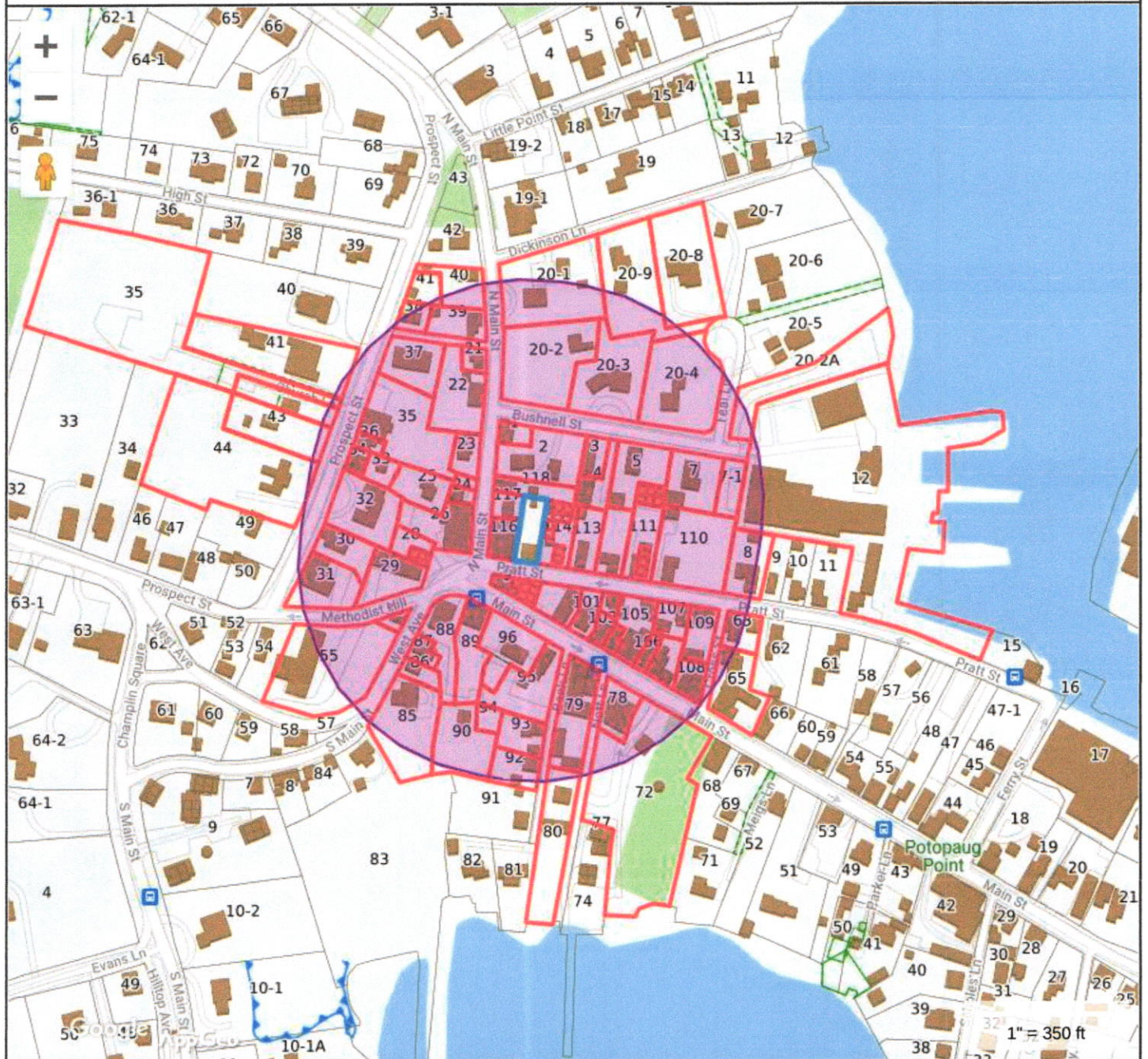
This petition **requests a change in zoning regulations** and there is attached:

- 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.

### 500 ft Abutters



**Property Information**

Property ID 47 115  
 Location 3 PRATT ST  
 Owner BUSHNELL MANAGEMENT LLC



**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.

Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Zip Code
10 BANK LA	PAGLIUGHI RUSSELL JR TRUSTEE &	TODD GRIEG R	10 BANK LA	ESSEX	CT	06426
20 NORTH MAIN ST SX	LOEW MARC J & LAURA L		20 NORTH MAIN ST	ESSEX	CT	06426
27 PROSPECT ST	DUNN HENRY E		PO BOX 176	ESSEX	CT	06426
10 NORTH MAIN ST SX	ESSEX ART ASSOC INC THE		PO BOX 193	ESSEX	CT	06426
10 BUSHNELL ST	ESSEX FOUNDATION INC		PO BOX 64	ESSEX	CT	06426
22 PROSPECT ST	ESSEX HISTORICAL SOC INC		PO BOX 123	ESSEX	CT	06426
9 MAIN ST SX	ESSEX SAVINGS BANK		PO BOX 950	ESSEX	CT	06426
14 MAIN ST SX	ESSEX TOWN OF		29 WEST AVE	ESSEX	CT	06426
2-4 MAIN ST SX	ESSEX TWO LLC		600 WASHINGTON AVE E8	NORTH HAVEN	CT	06473
7 PRATT ST	PECKINPAUGH JANET		7-7 PRATT ST	ESSEX	CT	06426
21 PROSPECT ST	FIREHOUSE ASSOCIATES LLC	C/O ROBERT WILLIAMS	425 E 58TH ST # 22-D	NEW YORK	NY	10022
23 PROSPECT ST	FIREHOUSE ASSOCIATES LLC	ROBERT WILLIAMS	425 E 58TH ST #22-D	NEW YORK	NY	10022
6 METHODIST HILL	FIRST CONG CHURCH IN ESSEX		6 METHODIST HILL	ESSEX	CT	06426-0237
2 ESSEX SQ	BLP PROPERTIES OF CONNECTICUT LLC		2 ESSEX SQ STE 7	ESSEX	CT	06426
12 PRATT ST	WOLFF JACQUELINE L		PO BOX 296	ESSEX	CT	06426
15 MAIN ST SX	B & G REALTY CO INC		PO BOX 296	ESSEX	CT	06426
21 MAIN ST SX	B & G REALTY CO INC		PO BOX 296	ESSEX	CT	06426
14 NORTH MAIN ST SX	FORBES ROBERT G III & SOPER MOLLY B		14 NORTH MAIN ST	ESSEX	CT	06426
6 MAIN ST SX	BUTTERCUP PROPERTIES LLC		41-1 MILE CREEK RD	OLD LYME	CT	06371
20 PROSPECT ST	OUR LADY OF SORROWS		16 PROSPECT ST	ESSEX	CT	06426
4 CROSS ST	LANGDON RICHARD T & JOANN S		4 CROSS ST	ESSEX	CT	06426
8 BUSHNELL ST	COOLIDGE MARY		8 BUSHNELL ST	ESSEX	CT	06426
10 MAIN ST SX	BANK LANE LLC		ONE CHAMPLIN SQUARE	ESSEX	CT	06426
5 NORTH MAIN ST SX	RIVULET LLC		29 KIMBERLY LA	MADISON	CT	06443
17 NORTH MAIN ST SX	DANESE DANIELLE Y		55 CENTRAL PARK W APT 9E	NEW YORK	NY	10023
15 PROSPECT ST	FRESHWATER REALTY LLC		PO BOX 927	DEEP RIVER	CT	06417
8 MAIN ST SX	BANK LANE LLC		1 CHAMPLIN SQ	ESSEX	CT	06426
16 NORTH MAIN ST SX	ABRAHAMS JAMES J &	TRAUTMAN-ABRAHAMS ALICE	33 BUSHNELL LANE	MADISON	CT	06443
7 PROSPECT ST	SALVO ENRIQUE J		685 TINTON AVE	BRONX	NY	10455
7 PRATT ST	HARRISON KATHLEEN		100 KNOLLWOOD RD	EAST HARTFORD	CT	061181732
5 SOUTH MAIN ST	HUTCHINSON JEFFREY C & JULIA C		31 CAROL DR	IVORYTON	CT	06442
25 PROSPECT ST	IRVING CHARLES J & JANET A LU		10 LAUREL RD	ESSEX	CT	06426
25A PROSPECT ST	IRVING CHARLES A & JANET A LU		10 LAUREL RD	ESSEX	CT	06426
5 ESSEX SQ	5 ESSEX SQUARE LLC		5 ESSEX SQUARE	ESSEX	CT	06426
26 PRATT ST	WELCH BENTLEY T		53 HOPE ST	NIANTIC	CT	06357
7 PRATT ST #5	GURA FRANCIS		C/O THE GEENTY GROUP	BRANFORD	CT	06405
24 PROSPECT ST	MONCOVICH ALBERT J JR & GAIL		24 PROSPECT ST	ESSEX	CT	06426
7 PRATT ST	DOYLE RAYMOND		212 RESERVOIR ROAD	KILLINGWORTH	CT	06419
22 PRATT ST	GALLUCCI THOMAS E & AURISE		22 PRATT ST	ESSEX	CT	06426
12 BUSHNELL ST	PRATO GREGORY P		12 BUSHNELL ST	ESSEX	CT	06426
13 MAIN ST SX	MASEK FRANK		P.O. BOX 74	ESSEX	CT	06426
1 MAIN ST SX	MASEK FRANK		P.O. BOX 74	ESSEX	CT	06426
1 MAIN ST SX	MASEK FRANK		P.O. BOX 74	ESSEX	CT	06426
1 MAIN ST SX	MASEK FRANK		P.O. BOX 74	ESSEX	CT	06426
19A MAIN ST SX	MASEK FRANK		P.O. BOX 74	ESSEX	CT	06426
6 ESSEX SQ	BANK LANE LLC		1 CHAPLAIN SQUARE	ESSEX	CT	06426
9 NORTH MAIN ST SX	MCKEE GARVIN F & CINDY		9 NORTH MAIN ST	ESSEX	CT	06426
3-5 MAIN ST SX #B-2	CONNAC REALTY LLC		60 HOLMES RD	NEWINGTON	CT	06111
3-5 MAIN ST SX #C-2	CONNAC REALTY LLC		60 HOLMES RD	NEWINGTON	CT	06111
2 SOUTH MAIN ST	VINCENT LANE LLC		2 SOUTH MAIN ST	ESSEX	CT	06426
1 BUSHNELL ST	OBRIEN ROBERT		1 BUSHNELL ST	ESSEX	CT	06426
16 PROSPECT ST	OUR LADY OF SORROWS CORP		UNK	ESSEX	CT	06426
7 PRATT ST	7 PRATT ST LLC		7 GLEN GROVE ROAD EXT	DEEP RIVER	CT	06417
7 PRATT ST	7 PRATT STREET LLC		7 GLEN GROVE ROAD EXT	DEEP RIVER	CT	06417
7 PRATT ST	7 PRATT STREET LLC		7 GLEN GROVE ROAD EXT	DEEP RIVER	CT	06417
7 PRATT ST	7 PRATT STREET LLC		7 GLEN GROVE ROAD EXT	DEEP RIVER	CT	06417
7 NORTH MAIN ST SX	REED HAROLD FRANCIS III+LORIE T		102 NORTH MAIN ST	ESSEX	CT	06426
7 BANK LA	WISCH DOUGLAS C		87 WRIGHT RD	CANTON	CT	06019
20 BUSHNELL ST	SHM DAUNTLESS LLC		14785 PRESTON RD STE 975	DALLAS	TX	75254
37 PRATT ST	SHM DAUNTLESS LLC		14785 PRESTON RD STE 975	DALLAS	TX	75254
8 NORTH MAIN ST SX	SMITH MARY W		8 NORTH MAIN ST	ESSEX	CT	06426
26 PROSPECT ST	MCCANN JOAN C		26 PROSPECT ST	ESSEX	CT	06426
8 DICKINSON LA	SEAVER DOUGLAS J & CHERYL M TRUSTEES		8 DICKINSON LA	ESSEX	CT	06426
6 BANK LA	PAUL GEOFFREY S		1 CHAMPLIN SQ	ESSEX	CT	06426
BANK LA	PRATT SQUARE LLC		1 CHAMPLIN SQUARE	ESSEX	CT	06426
18 BUSHNELL ST	WILCOX DANIEL		18 BUSHNELL ST	ESSEX	CT	06426
3 CROSS ST	ST JOHN'S EPISCOPAL CHURCH		PO BOX 422	ESSEX	CT	06426
17 MAIN ST SX	ST PIERRE JOAN & DALESSIO JAMES		28 CASTLEWOOD RD	SIMSBURY	CT	06089

1 ESSEX SQ	TALBOTS THE INC	#25 - ALTUS GROUP	P.O. BOX 92129	SOUTHLAKE	TX	76092
BUSHNELL ST	ESSEX TOWN OF		BUSHNELL ST	ESSEX	CT	06426
3 ESSEX SQ #B-2	blp ENTERPRISES INC		2 ESSEX SQ STE 7	ESSEX	CT	06426
3 ESSEX SQ #A	blp ENTERPRISES INC		2 ESSEX SQ STE 7	ESSEX	CT	06426
11 MAIN ST SX	NEWBROOK PROPERTIES LLC		P.O. BOX 462	ESSEX	CT	06426
12 MAIN ST SX	12 MAIN LLC		P.O. BOX 1483	GLASTONBURY	CT	06033
11 BUSHNELL ST	TUTTLE HOWARD G & MARGARET S		11 BUSHNELL ST	ESSEX	CT	06426
3 ESSEX SQ #MAIN						
29 PROSPECT ST	PIRSIG WILLIAM W & LAURA D		29 PROSPECT ST	ESSEX	CT	06426
15-17 PRATT ST	O & Z PROPERTIES LLC		1260 BOSTON POST RD	WESTBROOK	CT	06498
15-17 PRATT ST #2-5	O & Z PROPERTIES LLC		1260 BOSTON POST RD	WESTBROOK	CT	06498
15-17 PRATT ST #2-1	O & Z PROPERTIES LLC		1260 BOSTON POST RD	WESTBROOK	CT	06498
15-17 PRATT ST	O & Z PROPERTIES LLC		1260 BOSTON POST RD	WESTBROOK	CT	06498
15-17 PRATT ST	O & Z PROPERTIES LLC		1260 BOSTON POST RD	WESTBROOK	CT	06498
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15-17 PRATT ST	O & Z PROPERTIES LLC		1260 BOSTON POST RD	WESTBROOK	CT	06498
25 PRATT ST	BASSETT CHRISTINE & ALEXANDER CAREY AS TRUSTEES		1260 BOSTON POST RD	WESTBROOK	CT	06498
11+13 PRATT ST	G & P TRUST		1200 4TH ST	KEY WEST	FL	33040
1-3 NORTH MAIN ST SX	BUSHNELL MANAGEMENT LLC		PO BOX 995	ESSEX	CT	06426
6 TEAL LA	HEHER MAUREEN D & GARRETT W		12 BUSHNELL ST	ESSEX	CT	06426
9 SOUTH MAIN ST	PLATT DAVID B & ELLEN		6 TEAL LA	ESSEX	CT	06426
3 SOUTH MAIN ST	WOODROW STUDIOS LLC		9 SOUTH MAIN ST	ESSEX	CT	06426
6 NORTH MAIN ST SX	HAUSE CAROLYN K & JONES MATTHEW C (JT)		PO BOX 162734	AUSTIN	TX	78746
11 NORTH MAIN ST SX	KIM JUN YOUNG & SO YOUNG 2/3 INT & KIM KYUNGKOO 1/3 INT		6 NORTH MAIN ST	ESSEX	CT	06426
19 PRATT ST	HENRY SUSAN P TRUSTEE	SUSAN P HENRY REVOCABLE LIVING TRUST DATED DECEMBER 8, 2021	11 NORTH MAIN ST	ESSEX	CT	06426
7 MAIN ST SX	ESSEX VILLAGE PROPERTIES LLC		21 PRATT ST	ESSEX	CT	06426
7 PRATT ST			29 ELM ST	OLD SAYBROOK	CT	06475
1 MAIN ST SX						
15-17 PRATT ST						
9 PROSPECT ST	KIERNAN JEANNE		11 PROSPECT ST	ESSEX	CT	06426
9 PRATT ST	HECK BLAINE & CHRISTOPHER		9 PRATT ST	ESSEX	CT	06406
5 BUSHNELL ST	ANSELM ROBERT A TRUSTEE 1/2 INT		804 PINE CREEK LN	NAPLES	FL	34108
22 NORTH MAIN ST SX	CORNELL ROBERT & SUSAN		22 NORTH MAIN ST	ESSEX	CT	06426
33 PROSPECT ST	DAVIS DONALD M & RANDOLPH LINDSAY B		901 N 18TH ST	BOISE	ID	83702