

**TOWN OF ESSEX**  
**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):  
Or Petitioner

*[Handwritten Signature]*  
\_\_\_\_\_ agent for  
Annelisa Santoro

Address:

48 Main Street  
Essex CT 06426  
RECEIVED  
JAN 28 2022

Application #

PZC 22-02

Date of Receipt

BY: .....

The undersigned request a text amendment to the Essex Zoning Regulations.

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- 1) A full text of the proposed change in the zoning regulations clearly indicating existing provisions to be repealed and the new provisions to be enacted.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.

TOWN OF ESSEX  
LAND USE APPLICATION  
PART ONE

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

PROJECT DESCRIPTION:

Change property at 54 Main Street from  
WF (waterfront) zone to EV (Essex Village) zone.  
Property is .13 AC and currently has JEV zone on  
two sides.

PROJECT NAME: NA

STREET ADDRESS OF PROPERTY 54 Main Street Essex, CT 06426

ASSESSOR'S MAP 47 LOT 23 LOT SIZE .13 AC DISTRICT WF

APPLICANT Annelisa Santoro  
48 Main Street PHONE 860-767-1896

APPLICANT'S AGENT (if any) Terrance D. Lomme  
PHONE 860-767-2300

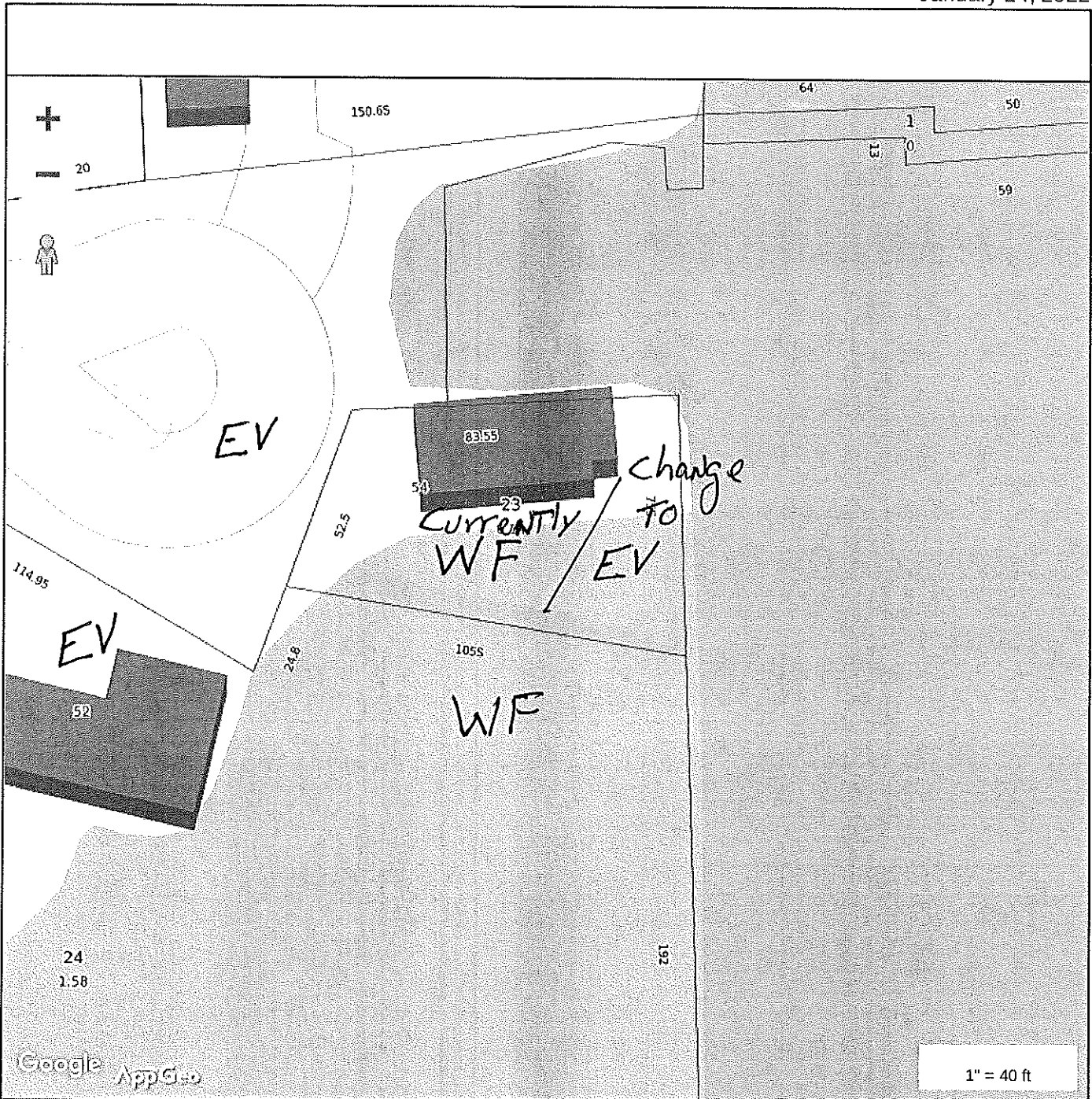
ENGINEER, SURVEYOR/ARCHITECT NA  
PHONE \_\_\_\_\_

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.



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.



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## Metes and Bounds description

This proposal is to extend the Easterly boundary of the Essex Village (EV) Zone as follows; beginning on the East end of Main Street and running S 86°-05'-08" E a distance of 83.33 feet to a point, thence turning and running S 08°-54'-48" W a distance of 67.67 feet to a point, thence turning and running N 73°-41'-50" ' a distance of 109.50 feet to a point on the East end of Main Street.

The area of this proposed change is .13 acres.

The Applicant/Petitioner, Annelisa Santoro, is requesting that the property located at 54 Main Street, Essex, be changed from the WF (Waterfront) Zone to the EV( Essex Village) Zone. Ms. Santoro, owns and lives in the brick house at 48 Main Street, know historically as "Foot of Main", to which the subject property has been affiliated with. The Dickinson family owned both properties, as did the Lovelace family, until Ms. Santoro purchased 48 Main Street in 1999. Richard Lovelace retained 54 Main Street until its recent sale to Ms. Santoro.

The subject property is bounded on both the West and North side by the EV Zone. It is bounded on the South by the Dauntless Yacht Club which is Zoned both EV and WF. The WF portion bounds the subject property (See map 1). This application is to change the property designation from WF to EV as it does not meet the setback requirements for the WF zone but would meet most of the setback requirements for the EV zone and would therefore be more conforming. Further, the use of the property is more consistent with the EV zone. Ms. Santoro is going to use the structure for a garage as it is equipped with garage doors, has a curb cut in front of the structure and has a cement floor. Due to its very modest size, it would not be suitable for most waterfront or commercial uses and there is no public parking at that end of Main Street. Lastly, by rezoning this property to EV it would blend into the EV zone and not be spot or island zoning (See map 3), nor would it have any adverse effect on the neighborhood.

Based on the above information, Ms. Santoro respectfully requests that this Commission allow the proposed change from the WF zone to the EV zone.