

File copy PZC # 22-10

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

RECEIVED
MAY 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	<u>X</u>
INLAND WETLANDS PERMIT - AGENT APPROVAL	___	ZONE CHANGE	___
	___	COASTAL SITE PLAN REVIEW	___
WETLAND PERMIT TRANSFER	___	MODIFICATION OF PRIOR APPROVAL	___
SUBDIVISION / RESUBDIVISION	___	SPECIAL FLOOD HAZARD AREA PERMIT	___

PROJECT DESCRIPTION:

Amend LI Zone text to allow the continuation of
pre-existing All Waste business

PROJECT NAME: _____

STREET ADDRESS OF PROPERTY 25 Industrial Park Road

ASSESSOR'S MAP 54 LOT 9 LOT SIZE 1.9 DISTRICT LI

APPLICANT All Waste Inc.
143 Murphy Rd. Hartford, CT 06114-2014 PHONE 203-623-2473

APPLICANT'S AGENT (if any) Terrance D. Lomme
PO Box 397 Essex, CT 06426 PHONE 860-767-2300

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.
- 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
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

Paul C. Esq. T
for owner

Address:

143 Murphy Road, Hartford, CT 06114-2614

Application #

PZC 22-10 Date of Receipt 5/2/22

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- 1) A full text of the proposed change in the zoning regulations clearly indicating existing provisions to be repealed and the new provisions to be enacted.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

90.A.1. (U) Waste Collection and Container Storage Facility.

The following equipment may be stored on the property; Operational compactor trucks, carts, roll offs and containers. No more than two containers shall be stacked and said stack shall not be visible from the road. Minor repairs of equipment shall be allowed within the building; major repairs shall not be performed on site. No solid waste shall be stored in containers or roll offs on site for more than 24 hours. No unregistered vehicles shall be stored or kept on the premises. The only refueling that shall be performed on the site is natural gas, diesel, propane or electric with appropriate refueling or charging stations. The building may contain offices for the business management and employees of the owner.

A. No use accessory to this use shall be permitted unless specifically authorized by grant of a special exception.

B. This use shall only be allowed on properties containing 3.5 acres or more.

ADDENDUM TO ALL WASTE APPLICATION

All Waste is presenting this application to amend the regulations for the LI (Limited Industrial) zone so that there will be appropriate regulations to allow and regulate the continuation of its current business in this zone. All Waste has operated its business in the Industrial Park since 1999. Prior to that it was operated by its predecessor from the early 1980s. At that time section 90A.3. (B) of the LI regulations allowed for a "Trash, rubbish and garbage collection enterprise". In 2014, despite the property being continually used for this use, the commission dropped this regulation when it rewrote the regulations. This use has been allowed to continue as a preexisting non-conforming use, as there are now no regulations which specifically apply to this type of operation. In 2019, All Waste acquired the adjoining land and desires to expand its current operation onto approximately 2 acres of same. The proposed language describes its current operations and All Waste does not want to increase its uses or services.