



**TOWN OF ESSEX
Planning and
Zoning Commission**

29 West Avenue
Essex, CT 06426
860-767-4340 x 115 Fax: 860-767-8509
www.essexct.gov

Fees: \$135.00 + \$60.00 (DEP)
Make check payable to the Town of Essex

Application for Special Exception
PART TWO

Owner(s) of Property : Jonathan & Kaitlyn Weiss

Address): 9 Lyndeboro Street Charlestown, Massachusetts 02129

Phone No.: 281-825-8413 Email: jonweiss85@gmail.com

The Commission is authorized to grant a Special Exception for the use and/or improvement herein proposed by the provisions of Section 120 of the Essex Zoning Regulations.

Accompanying this application form is:

- A) A complete and comprehensive statement describing the proposed changes in use and/or improvements for which the amendment is requested;
- B) A complete legal description of the premises involved, identifying boundaries by metes and bounds or by courses and distances;
- C) A list of names and addresses, with Tax Map and Tax Lot Numbers of owners of all land abutting, and directly across the street from the land to which this application relates and;
- D) A Site Development Plan prepared or approved by a registered professional engineer or surveyor showing all information required to determine the compliance with the Zoning Regulations including lot area, distances of improvements from lot lines, area coverage, and building height.

I/We, the undersigned, certify that all the information on this application, including all accompanying documents, is correct as of the date below, and conforms with Town's zoning regulations. I/ We certify that I/ We am/are the owner(s) of the premises described above and are aware of and understand the above referenced zoning regulation(s).

FOR OFFICIAL USE ONLY:
Application No. <u>P2C 22-12</u>
Date received by ZEO: <u>5/31/22</u>

Signed: Kat Herz [Signature]
Property owner

Dated: 6/1/2022

Appendix A

Application Checklist for Special Exception

This checklist is to be completed by the applicant(s) and submitted to the Commission along with a completed application for Special Exception. Information should also appear on the site development plan and within the support documents as appropriate. No section may be left incomplete. Where no area in the "waiver" category is provided for check-off, submission of information is always mandatory.

Waiver(s) may be granted by the Commission pursuant to Section 120C.8. for the furnishing of item(s) of information in which the Commission finds that such item(s) are not relevant to the proper disposition of an application. Such waiver(s) are limited to the furnishing of said information and do not include a request for delay in time to submit necessary items.

Nothing in this section shall prohibit an applicant(s) from requesting a waiver(s) in advance of submitting an application for Special Exception to the Commission.

This checklist shall be complete when signed and dated by the applicant(s) where such signatures and date shall be entered no later than the actual date of the submission of said application.

SECTION No.	DESCRIPTION	PROVIDED			WAIVER REQUEST
		YES	NO	N/A	
120A.1	Owner	X			
120A.2	Purchaser Owner's written consent			X	
120A.3	Lessee Owner's written consent			X	
120B	Application Documents- 15 copies	X			
120C.1	Description of Premises	X			
120C.2	List of Neighboring Owners	X			
120C.3	Statement of Use	X			
120C.4	Site Development Plan	X			
120C.4.a	Owner / Applicant Name	X			
120C.4.b	Plan Data	X			
120C.4.c	Roadways			X	
120C.4.d	Survey Monuments	X			
120C.4.e	Municipal / District Boundaries	X			
120C.4.f	Easements / R-O-W / etc.	X			
120C.4.g	Wetlands and Watercourses	X			
120C.4.h	Total Premise Area Use	X			
120C.4.i	Building / Lot Coverage	X			
120C.4.j	Location / Setback Data	X			
120C.4.k	Building / Structure Dimension Signs and Lighting	X			
120C.4.l	Roadways and Parking			X	
120C.4.m	Infrastructure Data			X	
120C.4.n	Access / Soil / etc.			X	
120C.4.o	Water Supply / Septic Systems	X			
120C.4.p	Land Contours / Topography (_____ foot intervals)	X			
120C.4.q	Wetlands / Watercourses	X			
120C.4.r	Soils Classifications	X			
120C.4.s	Grading / Filling Limits / Erosion and Sediment Control	X			
120C.4.t	Special Flood Hazard Area	X			
120C.4.u	Floor Area / Parking Calculations / Parking Spaces per section .110			X	
120C.5	Sanitation Letter & Data (see note below)	X			
120C.6	Multiple Dwelling Projects			X	
120C.7	Non-Commercial Timber Cutting			X	
120C.8	Waiver Requests (written)			X	
120D	Maps, Drawings, Certification	X			
101	Gateway Conservation District	X			
102	Coastal Management District	X			
103	Flood Plain District	X			
104	Water Resource District			X	
	Application submitted to town Director of Health or Town Sanitarian for review	X			

Town of Essex
Planning and Zoning Commission
Application for Special Exception Permit

Application
of
Jonathan & Kaitlyn Weiss
14 Mill Road
Assessors Map 17 – Lot 11

Attachment A
Statement of Use

Statement of Use

The planned project consists of the construction of a 3,706 square foot footprint single family residence and associated driveway, wastewater system, water supply well, building utility services, and landscape improvements.

Town of Essex
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Attachment B
Land Parcel Description

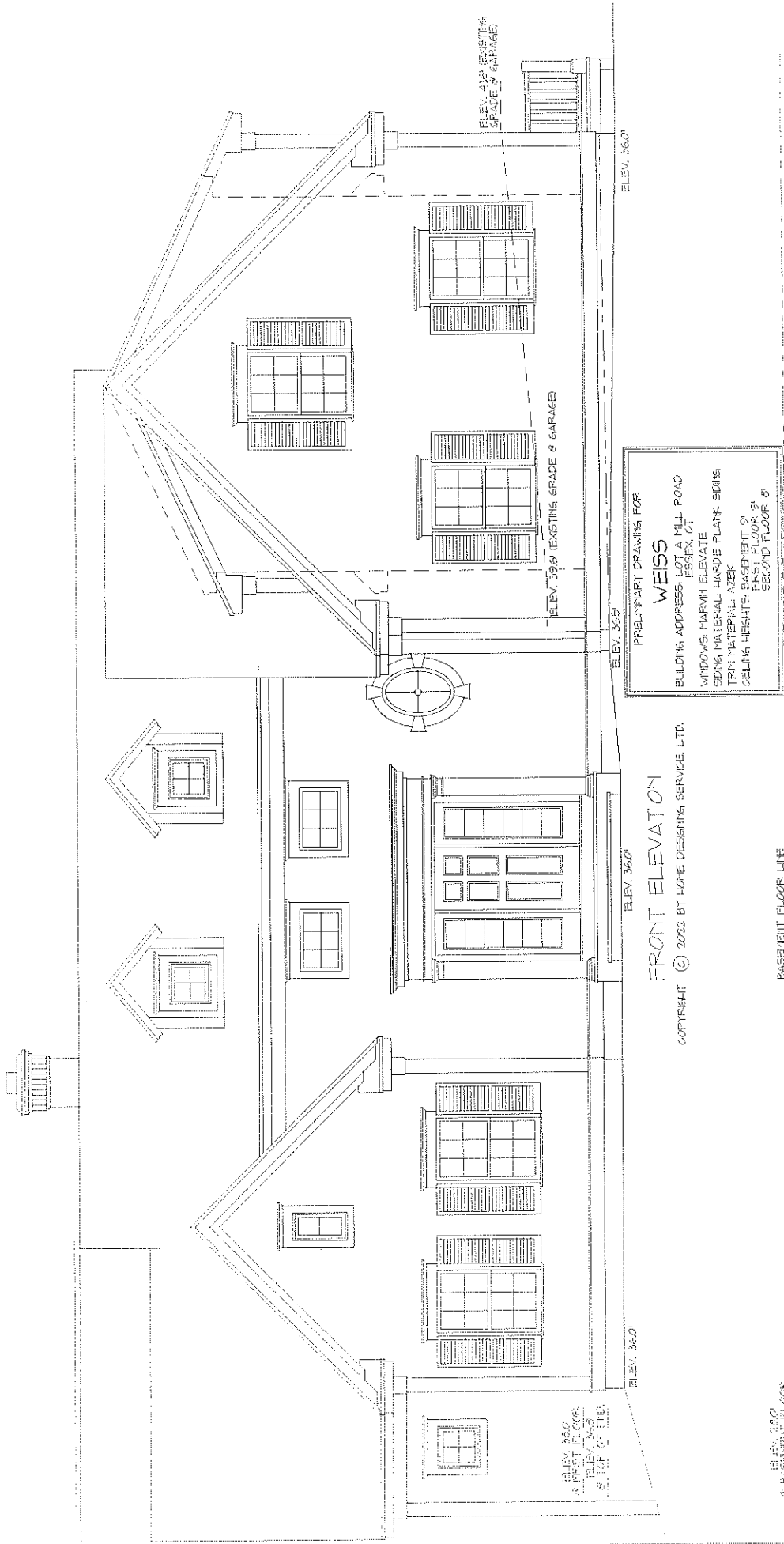
Land Parcel Description

Beginning at a point on the easterly street line of North Main Street, being the intersection of the division line between the subject land parcel and land now or formerly of Scott H. & Leslie G. Kirkpatrick with said street line, thence along land now or formerly of Scott H. & Leslie G. Kirkpatrick the following two courses, N 65°-09'-06" E a distance of two hundred fifteen and no hundredths feet (215.00') feet to a point, and N 65°-09'-06" E a distance of seventy six and forty hundredths feet (76.40') feet to a point, thence along land now or formerly of April Lukasik the following two courses, N 65°-28'-00" E a distance of two hundred nineteen and seventy one hundredths feet (219.71') to a point and N 19°-14'-22" E a distance of ninety eight and eighty hundredths feet (98.80') to a point, thence along land now or formerly of Paul W. Carman the following four courses, N 02°-06'-56" E a distance of thirty eight and fifty six hundredths feet (38.56') feet to a point, N 80°-40'-37" W a distance of twelve and forty five hundredths feet (12.45') to a point, N 09°-06'-53" E a distance of seventy and thirty six hundredths feet (70.36') to a point, and N 26°-49'-53" E a distance of one hundred thirteen and twenty two hundredths feet (113.22') to a point, thence southeasterly along the waters of Mill Pond an approximate distance of one hundred and six feet (106' +/-) to a point, thence along land now or formerly of Jason T. Raney & Nicole M. Cambria the following four courses, S 00°-51'-17" W a distance of two hundred seventy three and fifty nine hundredths feet (273.59') to a point, N 86°-25'-03" W a distance of forty two and twenty two hundredths feet (42.22') to a point, S 86°-19'-39" W a distance of one hundred ten and seventeen hundredths feet (110.17') to a point, and S 03°-34'-57" W a distance of twenty five and no hundredths feet (25.00') to a point, thence along land now or formerly of Michael C. & Penny H. Minton S 67°-06'-56" W a distance of two hundred forty and eighty nine hundredths feet (240.89') to a point, thence along land now or formerly of Arron C. & Teresa A. Von Staats 64°-00'-28" W a distance of two hundred eighty two and sixteen hundredths feet (282.16') to a point on the easterly street line of North Main Street, thence along the easterly street line of North Main Street N 41°-10'-21" W a distance of thirty three and no hundredths feet (33.00') to the point of beginning.

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Attachment C
Property Owners Adjoining the Subject Land Parcel

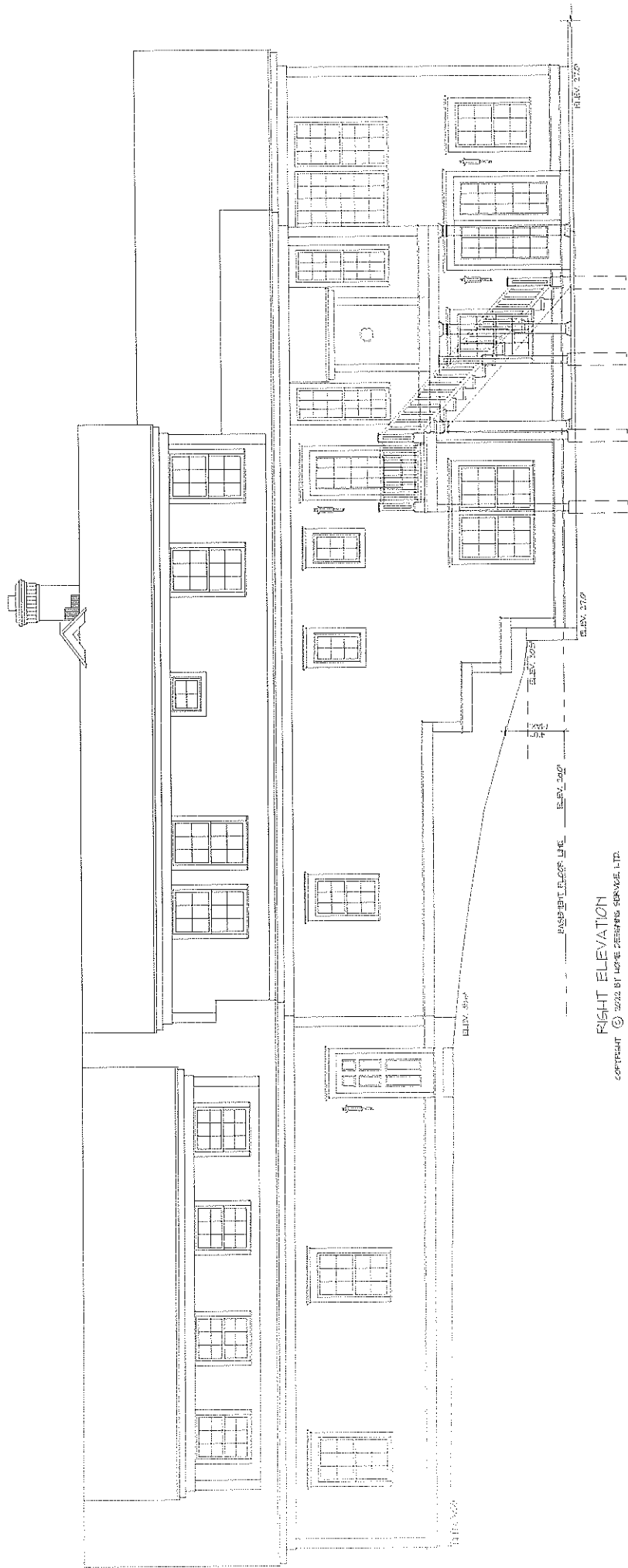


PRELIMINARY DRAWING FOR
WEISS
 BUILDING ADDRESS: LOT A MILL ROAD
 ESSEX, CT
 WINDOWS: HARVIL ELEVATE
 SIDING MATERIAL: HARVIL PLANK SIDING
 TRIM MATERIAL: AZEK
 CEILING HEIGHTS: BASEMENT 9'
 FIRST FLOOR 9'
 SECOND FLOOR 9'

FRONT ELEVATION
 COPYRIGHT © 2022 BY HOPE DESIGN SERVICE, LTD.

BASEMENT FLOOR LINE

ELEV. 350
 @ BASEMENT FLOOR LINE
 ELEV. 340
 @ TOP OF FIN. @ BASEMENT FLOOR LINE

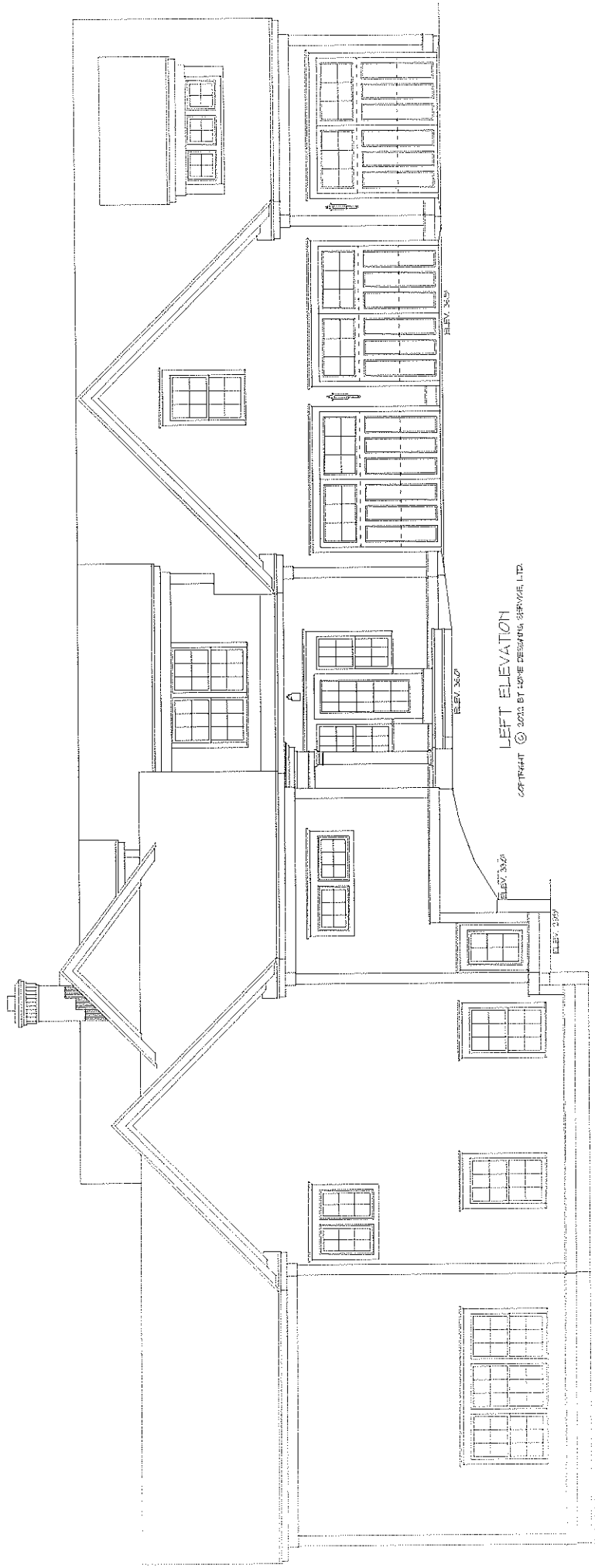


PROSPECT ELEVATION REV. 02/20

ELEV. 278

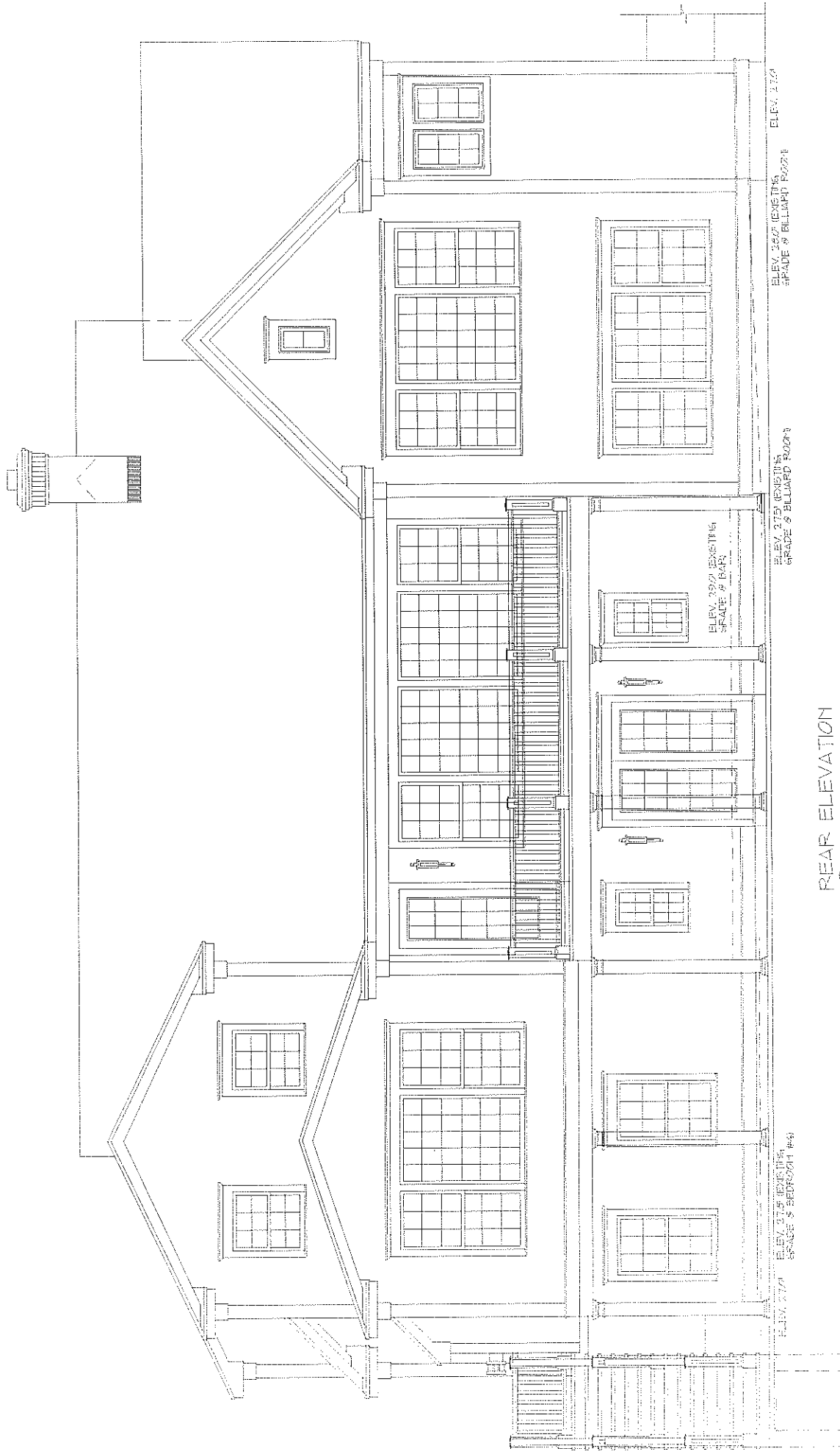
ELEV. 270

RIGHT ELEVATION
COPYRIGHT © 2020 BY HOWE ZEISS AND SERVICE, LTD.



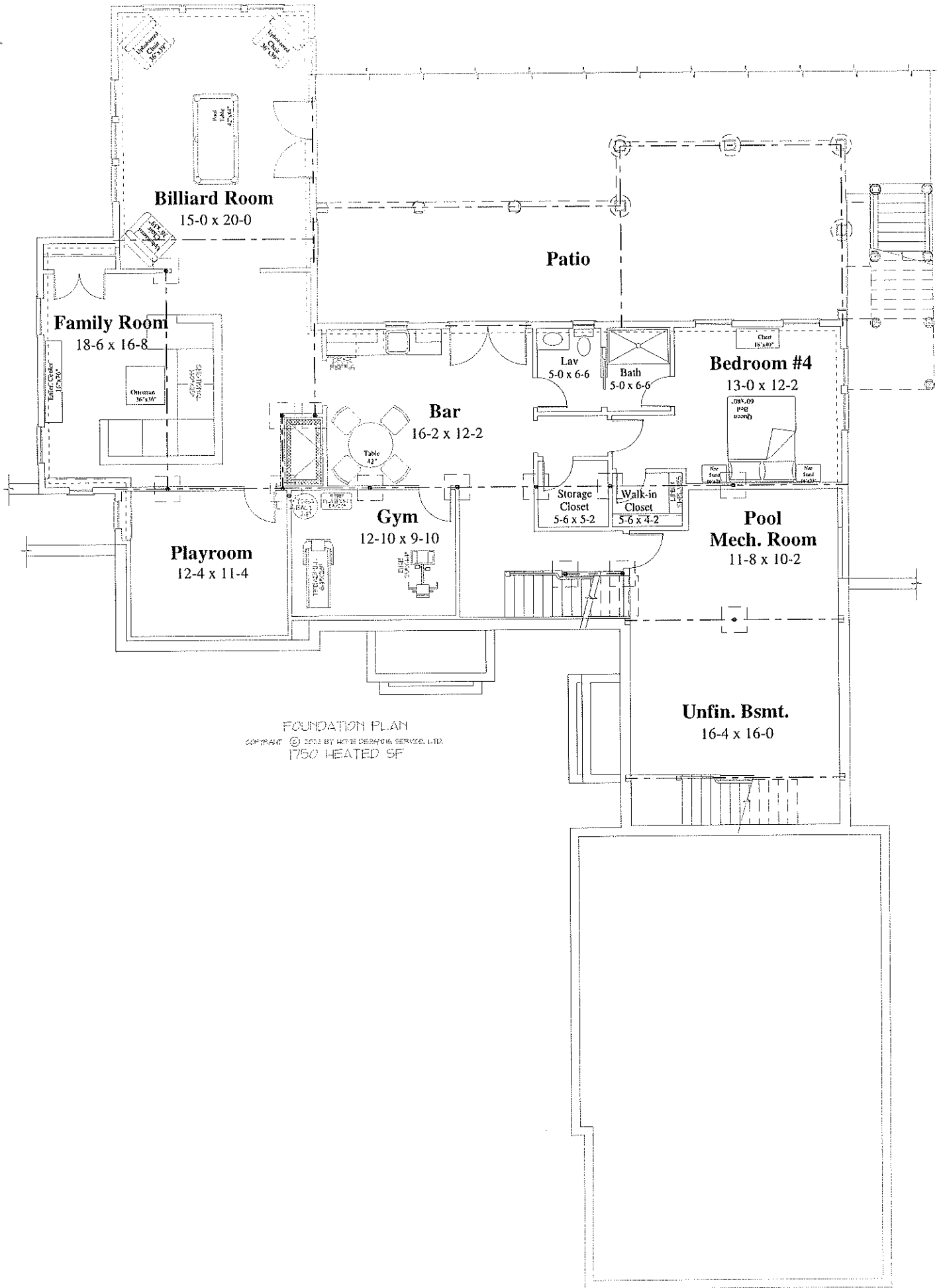
LEFT ELEVATION
COPYRIGHT © 2013 BY ACME DESIGNING SERVICE LTD.

ELEV. 3x2

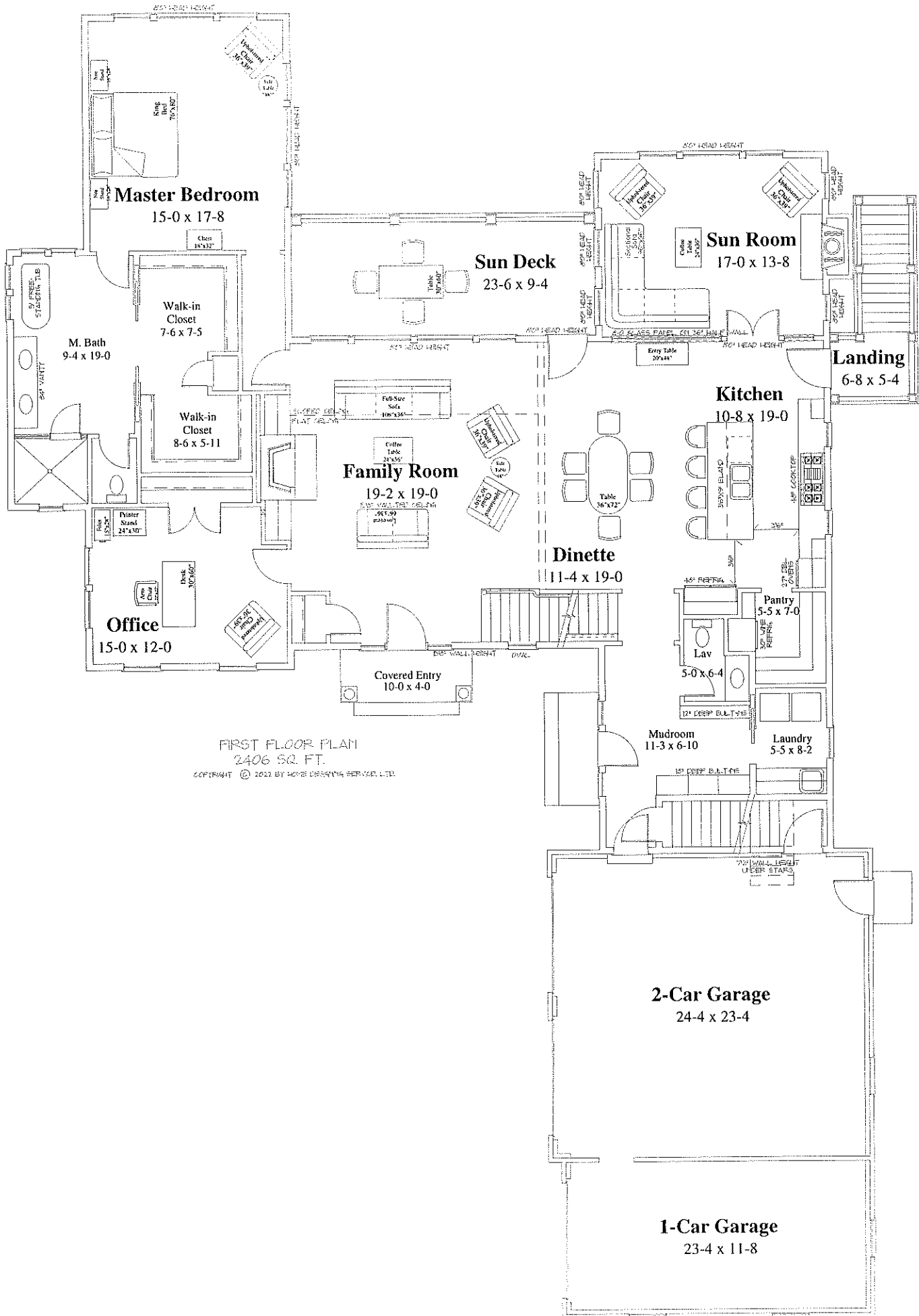


REAR ELEVATION

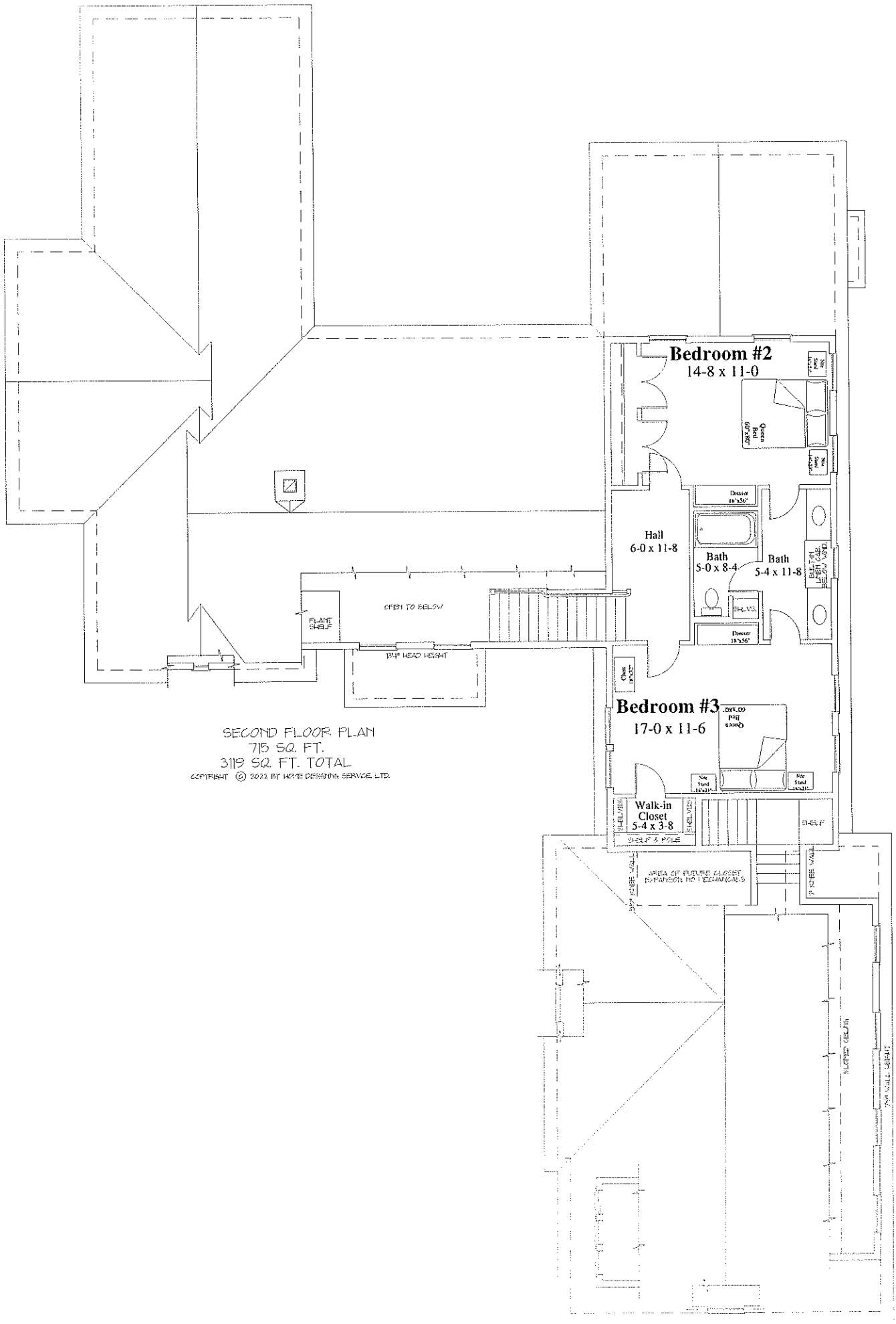
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FOUNDATION PLAN
 COPYRIGHT © 2012 BY HOPE DESIGN & SERVICE, LTD.
 1750 HEATED SF



FIRST FLOOR PLAN
 2406 SQ. FT.
 COPYRIGHT © 2022 BY HOBBS DESIGNING SERVICES, L.L.C.



SECOND FLOOR PLAN
 715 SQ. FT.
 3119 SQ. FT. TOTAL
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145 Dennison Road
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Phone: 860-581-8554
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www.ctrivergateway.org

Chester
Deep River
East Haddam
Essex
Haddam
Lyme
Old Lyme
Old Saybrook

June 27, 2022

Mr. Russell Smith, Chairman
Essex Planning and Zoning Commission
29 West Avenue
Essex, CT 06426

**SUBJECT: Special Exception Application for a 4,869sf Total Floor Area Residential Dwelling
14 Mill Road (Map 17, Lot 11)
Applicant: Jonathan and Kaitlyn Weiss**

Dear Mr. Smith:

The Essex Planning & Zoning Commission has submitted an application for a Special Exception in order to construct a 4,869 square foot (Total Floor Area) dwelling on a vacant property located at 14 Mill Road. The property is located on the south bank of Falls River Cove and is in the Gateway Conservation Zone. These advisory comments are provided to the Essex Planning & Zoning Commission for consideration at the public hearing scheduled for Tuesday, July 5, 2022.

Comments

The site in question is located at the southwestern end of the Falls River Cove and is characterized as being sloped, with the slope increasing as the property extends down to the cove. The proposed dwelling location complies with the Zoning Regulations of the Town of Essex and, as a result, complies with the Standards of the Gateway Commission adopted into Section 101 of the Zoning Regulations. No variances are required. Because the dwelling exceeds the 4,000 square foot measurement for Total Floor Area, the application must be approved through the Special Permit process pursuant to the Zoning Regulations.

The structure has been sited approximately 110 feet from the Coastal Jurisdiction Line on the upland side of an existing stone and mortar wall that extends laterally across the property and returns back away from the cove along the eastern property line. The property drops off waterward of the three to four-foot high wall where there is a path that crosses the property from west to east and extends down toward the cove. All of the development is shown to be on the upland side of the stone and mortar wall. The Gateway Commission is interested in limiting vegetation removal that is to occur waterward of the existing stone and mortar wall.

Several concerns have been expressed by members of the Gateway Commission and are addressed in the following conditions that are requested to be included in any approval:

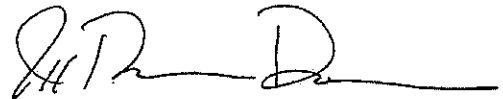
- (1) Before any further site work, vegetation clearing or any other activity is commenced at the site, the developer, the site engineer, the ZEO and a representative of the Gateway Commission shall meet on site to discuss the limits of vegetation clearing and removal. No work shall commence until such meeting has occurred.

Protecting the River Since 1973

- (2) A brightly colored tape delineating the 50-foot line beyond which no vegetation cutting shall occur and no heavy equipment shall be operated shall be marked and confirmed adequate in writing by the ZEO before site work is commenced.
- (3) The developer shall have the height of the structure (peak of the main roof) surveyed as measured from the point where the foundation is exposed at natural grade before any backfilling occurs on the Falls River Cove side of the house to confirm that the height meets the 35-foot maximum height requirements of Section 101D, Building Height (Conservation District) and Building Height (Definition). This survey should occur when the framing of the roof allows for such measurement and not after completion of construction.
- (4) There shall be no excessive lighting of the site and the structure (architectural facade lighting) nor up-lighting of trees in order to minimize excessive lighting of the Falls River Cove, neighboring properties and the night sky in the area of the property. Only lighting required for safety purposes and incidental/customary use of the exterior of the property will be permitted at the site.

If there are any questions regarding these advisory comments and the requested conditions, please don't hesitate to ask. Thank you for your ongoing partnership in protecting the river scene along the Essex shoreline and thank you for submitting the petition for review.

Sincerely,



J. H. Torrance Downes, Deputy Director
Staff, RiverCOG/Gateway Commission

Copies via email to:

Ms. Claire Matthews, Essex Representative to the Gateway Commission

Mr. Misha Semenov, Essex Alternate to the Gateway Commission

Mr. Michael Ott, Site Engineer for the Applicant