

PZC #22-14

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 _____ ZONE CHANGE _____
- AGENT APPROVAL _____ COASTAL SITE PLAN REVIEW _____
- WETLAND PERMIT TRANSFER _____ MODIFICATION OF PRIOR APPROVAL _____
- SUBDIVISION OR RESUBDIVISION _____ SPECIAL FLOOD HAZARD AREA PERMIT _____

PROJECT DESCRIPTION:

Office to Pilates Studio w/no more than four
students.

PROJECT NAME: Essex Pilates & Wellness LLC

STREET ADDRESS OF PROPERTY 90 Main St. # 108A Centerbrook

ASSESSOR'S MAP 43 LOT 39-108A LOT SIZE _____ DISTRICT C

APPLICANT Essex Pilates + wellness LLC
PHONE 860-759-7005

APPLICANT'S AGENT (if any) Susan Malan
PHONE 617-645-4392

ENGINEER.SURVEYOR/ARCHITECT _____
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.



**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

✓ Pd ck # 255

Application for Special Exception

PART TWO

Owner(s) of Property : GFW Enterprises LLC
Address: 90 Main St. #108A Centerbrook
Phone No.: 203-858-8951 Email: Pdr@gfw-enterprises.com

The Commission is authorized to grant a Special Exception for the use and/or improvement herein proposed by the provisions of Section 80A.2.(E) 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. PC #2214

Date received by ZEO: 7/1/22

Signed: Paul D. Rector
Property owner

dotloop verified
07/02/22 4:38 PM EDT
2U56-K27P-ZBGN-8DK6

Dated: _____

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	✓			
120A.2	Purchaser Owner's written consent				
120A.3	Lessee Owner's written consent				
120B	Application Documents- 15 copies				
120C.1	Description of Premises				
120C.2	List of Neighboring Owners				
120C.3	Statement of Use				
120C.4	Site Development Plan				
120C.4.a	Owner / Applicant Name	✓			
120C.4.b	Plan Data			✓	
120C.4.c	Roadways			✓	
120C.4.d	Survey Monuments			✓	
120C.4.e	Municipal / District Boundaries			✓	
120C.4.f	Easements / R-O-W / etc.			✓	
120C.4.g	Wetlands and Watercourses			✓	
120C.4.h	Total Premise Area Use			✓	
120C.4.i	Building / Lot Coverage			✓	
120C.4.j	Location / Setback Data			✓	
120C.4.k	Building / Structure Dimension Signs and Lighting				
120C.4.l	Roadways and Parking			✓	
120C.4.m	Infrastructure Data			✓	
120C.4.n	Access / Soil / etc.			✓	
120C.4.o	Water Supply / Septic Systems				
120C.4.p	Land Contours / Topography (_____ foot intervals)			✓	
120C.4.q	Wetlands / Watercourses			✓	
120C.4.r	Soils Classifications			✓	
120C.4.s	Grading / Filling Limits / Erosion and Sediment Control			✓	
120C.4.t	Special Flood Hazard Area			✓	
120C.4.u	Floor Area / Parking Calculations / Parking Spaces per section .110				
120C.5	Sanitation Letter & Data (see note below)				
120C.6	Multiple Dwelling Projects			✓	
120C.7	Non-Commercial Timber Cutting			✓	
120C.8	Waiver Requests (written)			✓	
120D	Maps, Drawings, Certification			✓	
101	Gateway Conservation District			✓	
102	Coastal Management District			✓	
103	Flood Plain District			✓	
104	Water Resource District			✓	
	Application submitted to town Director of Health or Town Sanitarian for review				

NOTE: A SIGN IS REQUIRED TO BE POSTED ON THE PREMISES RE: SECTION 120F. STANDARDS OF THE ZONING REGULATIONS AS FOLLOWS:

120F. PUBLIC HEARING. The Commission shall hold a public hearing on each application for a special exception. A copy of such application shall be filed in the office of the Town Clerk for public inspection at least ten (10) days before such hearing. Notice of the time and place of such hearing shall be published in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the Town, at least twice, at intervals of not less than two (2) days, the first not more than fifteen (15) days, nor less than ten (10) days, and the last not less than two (2) days before the hearing. Such notice shall fairly and sufficiently apprise those who may be interested in the proceeding of the nature and character of the matter proposed in order that intelligent preparation for the hearing may be made. Such hearing shall commence within sixty-five (65) days after the receipt of the application. The hearing shall be completed within thirty-five (35) days after it commences. The commission shall render a decision on all applications within sixty-five (65) days after completion of such hearing. The petitioner or applicant may consent to one or more extensions of any period specified in this section, provided the total extensions all such periods shall not be longer than sixty-five (65) days, or may withdraw such petition or application.

Not less than fifteen days prior to the commencement of the public hearing, the applicant shall post a notice of the hearing on the property involved. Said notice shall be in the form of a freestanding sign, facing each adjacent public street, placed no more than thirty feet (30') from the public right-of-way and shall be clearly legible from the public street. **Said sign shall be produced of weather resistant material, shall be legibly lettered with a minimum letter size of two inches (2"). The sign shall not be greater than twelve square feet (12 sq. ft.).**

The sign shall contain the following text:

"Application pending on this property before the Planning and Zoning Commission for Special Exception approval for which a public hearing is being held:

Time:
Date:
Place: Town Hall, 29 West Avenue, Essex, CT 06426
For more information, call (860)767-4340 (or as said number is changed from time to time).

Said sign shall not be removed until after the public hearing has concluded. (August 1, 2007)

Note: If no required sanitary letter and data accompanies this application, a complete application shall be submitted to the Town Director of Health or the Town Sanitarian for review no later than the date of this completed application is received by the Commission. A letter from the Town Director of Health of the Town Sanitarian, along with a complete application, shall be filed in the office of the Town Clerk at least ten (10) days prior to the scheduled public hearing.

This checklist is a guide to assist the applicant(s). It does not relieve the applicant from the responsibility of being familiar with the Town of Essex Zoning Regulations and submitting a complete application.

Where the submission of information for a particular Special Exception application does not apply, the response in the 'provided' column may be checked off as "no" and such information shall not be required.

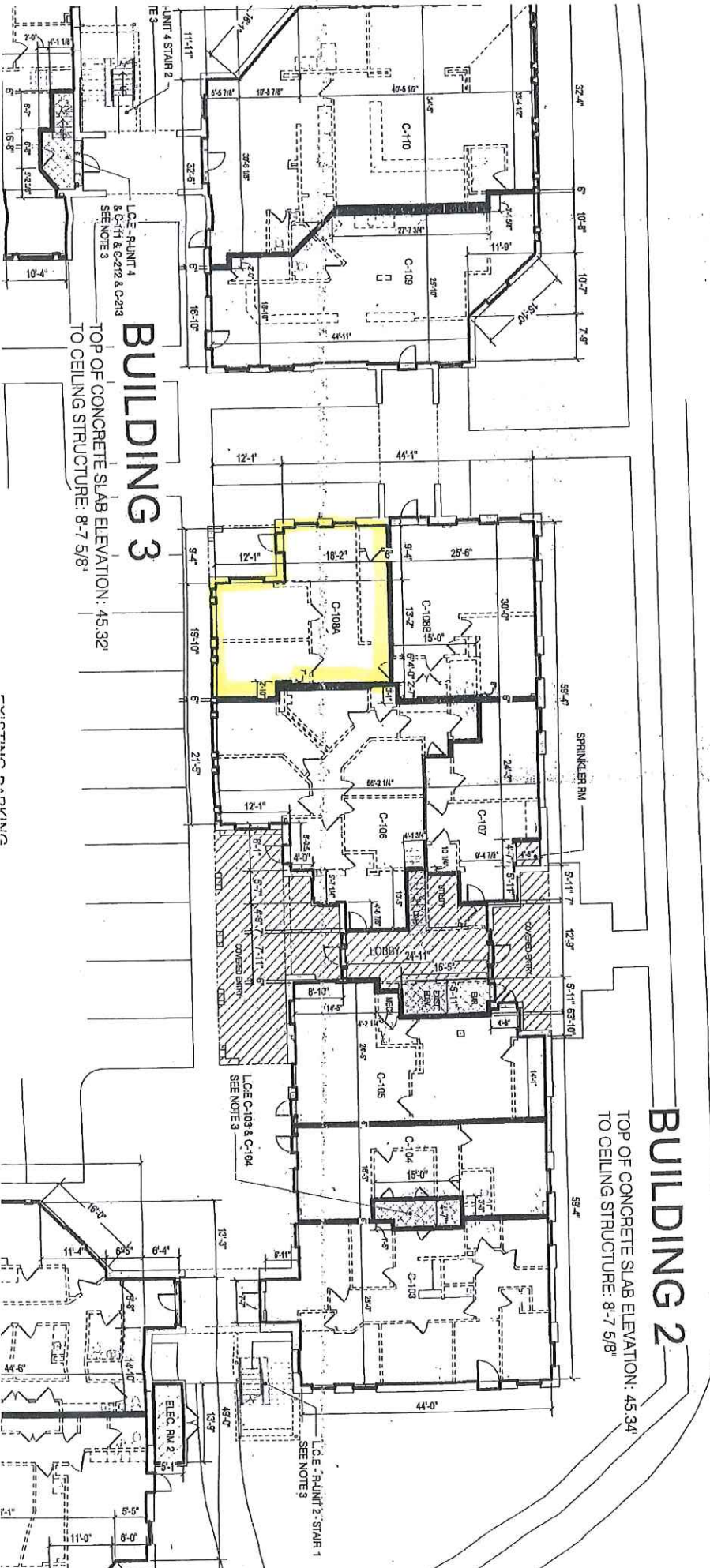
Signature of Property Owner

Paul D. Rector
dotloop verified
07/04/22 6:41 PM EDT
LHCD-2MQA-NWW2-WTLN

Date: _____

FIRST FLOOR COMMON ELEMENTS (C.E.)		FIRST FLOOR LIMITED COMMON ELEMENTS (L.C.E.)	
ELEC. RM 1	78 SF	C-103 & C-104	64 SF
ELEC. RM 2	70 SF	ELEV. & MECH RM	95 SF
LOBBY	334 SF	L.C.E. R-UNIT 4 & C-111 & C-212 & C-213	84 SF
SPRINKLER RM	17 SF	R-UNIT 4 STAIR 1	48 SF

MAIN ST. RT 602



BUILDING 2
 TOP OF CONCRETE SLAB ELEVATION: 45.34
 TO CEILING STRUCTURE: 8'-7 5/8"

BUILDING 3
 TOP OF CONCRETE SLAB ELEVATION: 45.32
 TO CEILING STRUCTURE: 8'-7 5/8"

VERTICAL PANNING



Essex Pilates & Wellness

July 4, 2022

TO: Town of Essex Zoning Department
FROM: Celeste Etlinger, Owner Essex Pilates & Wellness
RE: Land Use Application
ADDRESS: 90 Main Street, Unit 108A, Centerbrook

Please accept this request to allow Essex Pilates & Wellness, LLC to use 90 Main Street, Unit 108A, Centerbrook as a boutique Pilates studio.

Essex Pilate & Wellness is a small Pilates studio that is open by appointment only. Besides the owner, one other instructor teaches by appointment during times the owner is not at the studio. We focus on personal/private fitness sessions. Group classes are limited in frequency with only 2-4 students in each class.

Hours of operation

We are open for appointments on Mondays through Thursdays 8:00 am – 6:00 pm, Friday 8:00 am – 1:00 pm, and Saturdays 8:30 am – 12:00 pm.

Parking Requirements

One instructor present at a time and one to four students parking in the times listed above.