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:
Planning to use the existing 850 square feet space as a studio for wellness, meditation, hypnosis, yoga and Reiki.

PROJECT NAME:

STREET ADDRESS OF PROPERTY: 23 Saybrook Rd

ASSSESSOR’S MAP 46 LOT 2 LOT SIZE 9.04 AC DISTRICT LT

APPLICANT SHIKOBA

APPLICANT’S AGENT (if any) Angela Stevens

ENGINEER, SURVEYOR/ARCHITECT

PHONE 203-675-7696

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.
Application for Special Exception

PART TWO

Owner(s) of Property: 23 Saybrook Road LLC
Address: PO Box 995 Essex CT 06426
Phone No.: 860-767-0600 Email: tryonclark@proevery.net

The Commission is authorized to grant a Special Exception for the use and/or improvement herein proposed by the provisions of Section 90(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. 12C 22-15
Date received by ZEO:

Signed: Property owner
Dated: 7/22/22
July 22, 2022

Attn: Land Use/Zoning
Essex Town Hall
29 West Avenue
Essex, CT 06426

Re: Special Exception Application

To Whom It May Concern:

Attached please find my Application for Special Exception. Shikoba LLC is looking to use the 850 square feet space at 23 Saybrook Road LLC as a studio for wellness, providing Meditation, Hypnosis, Yoga and Reiki services for clients.

Thank you,

[Signature]
Angela Stevens Agent
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: 7 pm
Date: Sept 6, 2002
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 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

Date: 7/22/22
<table>
<thead>
<tr>
<th>ID</th>
<th>Site Address</th>
<th>Owner Name</th>
<th>Owner Address</th>
<th>Owner City</th>
<th>Owner State</th>
<th>Zip Code</th>
</tr>
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<tbody>
<tr>
<td>46-001</td>
<td>SAYBROOK RD</td>
<td>CONN LIGHT &amp; POWER COMPANY</td>
<td>PO BOX 270</td>
<td>HARTFORD</td>
<td>CT</td>
<td>06141</td>
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<td>46-087</td>
<td>18 SAYBROOK RD</td>
<td>CORPORATE ROW ASSOCIATES LLC</td>
<td>PO BOX 820</td>
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<td>CT</td>
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<td>PO BOX 820</td>
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<td>CT</td>
<td>06426</td>
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<td>46-084</td>
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<td>CORPORATE ROW ASSOCIATES LLC</td>
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<td>CT</td>
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<td>32-070</td>
<td>WEST AVE</td>
<td>ESSEX LAND TRUST INC</td>
<td>PO BOX 373</td>
<td>ESSEX</td>
<td>CT</td>
<td>06426</td>
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<td>33-024</td>
<td>11 SAYBROOK RD</td>
<td>ESSEX TOWN OF</td>
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<td>CT</td>
<td>06426</td>
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<td>46-082-01</td>
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<td>PASCOOTS ARTHUR JAMES</td>
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<td>CT</td>
<td>06426</td>
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<td>32-073</td>
<td>52 WEST AVE</td>
<td>PAUL FOUNDATION THE</td>
<td>ONE CHAMPLIN SQUARE</td>
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<td>SCHELLENS E CHRISTOPHER &amp; KATHLEEN</td>
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<td>46-082-02</td>
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<td>FRANTZ IRWIN B JR</td>
<td>32 SAYBROOK RD</td>
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<td>CT</td>
<td>06426</td>
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