

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

ASSESSOR'S MAP 46 LOT 2 LOT SIZE 9.04 AC DISTRICT LI

APPLICANT SHIKOBA PHONE \_\_\_\_\_

APPLICANT'S AGENT (if any) Angela Stevens PHONE 203-675-7696

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](http://www.essexct.gov)

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

**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 0000 Email: tryonclark@prodigy.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)1 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).

<p><b>FOR OFFICIAL USE ONLY:</b></p> <p>Application No. <u>ZC #22-15</u></p> <p>Date received by ZEO: _____</p>
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Signed:   
Property owner

Dated: 1/22/22



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,

  
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, 2022  
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



Date: 7/22/22

ID	Site Address	Owner Name	Owner Address	Owner City	Owner State	Zip Code
46-001	SAYBROOK RD	CONN LIGHT & POWER COMPANY	PO BOX 270	HARTFORD	CT	06141
46-087	18 SAYBROOK RD	CORPORATE ROW ASSOCIATES LLC	PO BOX 820	ESSEX	CT	06426
46-088	16 SAYBROOK RD	CORPORATE ROW ASSOCIATES LLC	PO BOX 820	ESSEX	CT	06426
46-084	26 SAYBROOK RD	CORPORATE ROW ASSOCIATES LLC	PO BOX 820	ESSEX	CT	06426
32-070	WEST AVE	ESSEX LAND TRUST INC	PO BOX 373	ESSEX	CT	06426
33-024	11 SAYBROOK RD	ESSEX TOWN OF	11 SAYBROOK RD	ESSEX	CT	06426
46-082-01	30 SAYBROOK RD	PASCOOTS ARTHUR JAMES	30 SAYBROOK RD	ESSEX	CT	06426
32-073	52 WEST AVE	PAUL FOUNDATION THE	ONE CHAMPLIN SQUARE	ESSEX	CT	06426
46-082-03	28 SAYBROOK RD	SHELLENS E CHRISTOPHER & KATHLEEN W P O BOX 532	PO BOX 532	ESSEX	CT	06426
46-082-02	32 SAYBROOK RD	FRANTZ IRWIN B JR	32 SAYBROOK RD	ESSEX	CT	06426

