

PZC #22-19

RECEIVED  
NOV 10 2022

TOWN OF ESSEX  
LAND USE APPLICATION  
PART ONE

BY: .....

PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE APPROPRIATE APPLICATION(S):

- SPECIAL EXCEPTION              X      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:

Construction of 2 buildings, 1 - 28,500 sf and 1 - 21,700 sf and associated building utility services and site improvements

PROJECT NAME: George C. Field Company, LLC

STREET ADDRESS OF PROPERTY 43 Bokum Road, Essex, CT

ASSESSOR'S MAP 67 LOT 4 LOT SIZE 388,259 sf - 8.91 ac DISTRICT LI

APPLICANT George C. Field Company, LLC  
P.O. Box 24, Essex, CT 06426 PHONE 860-767-0420

APPLICANT'S AGENT (if any) Robert L. Doane, Jr., P.E., L.S., Doane Engineering  
P.O. Box 113, Centerbrook, CT 06409 PHONE 860-767-0138

ENGINEER.SURVEYOR/ARCHITECT Robert L. Doane, Jr., P.E., L.S., Doane Engineering  
P.O. Box 113, Centerbrook, CT 06409 PHONE 860-767-0138

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 (DEP) ✓ #2734  
Make check payable to the Town of Essex

**Application for Special Exception  
PART TWO**

Owner(s) of Property : George C. Field Company, LLC

Address): P.O. Box 24, Essex, CT 06426

Phone No.: 860-767-0420 Email: htcessex@prodigy.net

The Commission is authorized to grant a Special Exception for the use and/or improvement herein proposed by the provisions of Section 90A.3(A) 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. 22-19

Date received by ZEO: 11-10-22

Signed: Robert L. Doane, Jr.  
Property owner

Agent for Owner: **Robert L. Doane, Jr., P.E., L.S.**

Dated: 11-10-22

## Appendix A

### **Application Checklist for Special Exception**

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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				
120A.3	Lessee Owner's written consent				
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				
120C.4.c	Roadways				
120C.4.d	Survey Monuments				
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				
120C.4.n	Access / Soil / etc.				
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				
120C.4.s	Grading / Filling Limits / Erosion and Sediment Control	X			
120C.4.t	Special Flood Hazard Area				
120C.4.u	Floor Area / Parking Calculations / Parking Spaces per section .110	X			
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	X			
101	Gateway Conservation District				
102	Coastal Management District				
103	Flood Plain District	X			
104	Water Resource District				
	Application submitted to town Director of Health or Town Sanitarian for special review	X			

**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: January 3, 2023  
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).

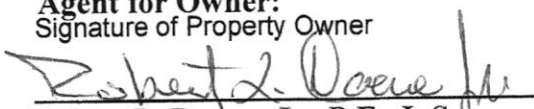
Said sign shall not be removed until after the public hearing has concluded. (~~August 1, 2007~~)

**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.

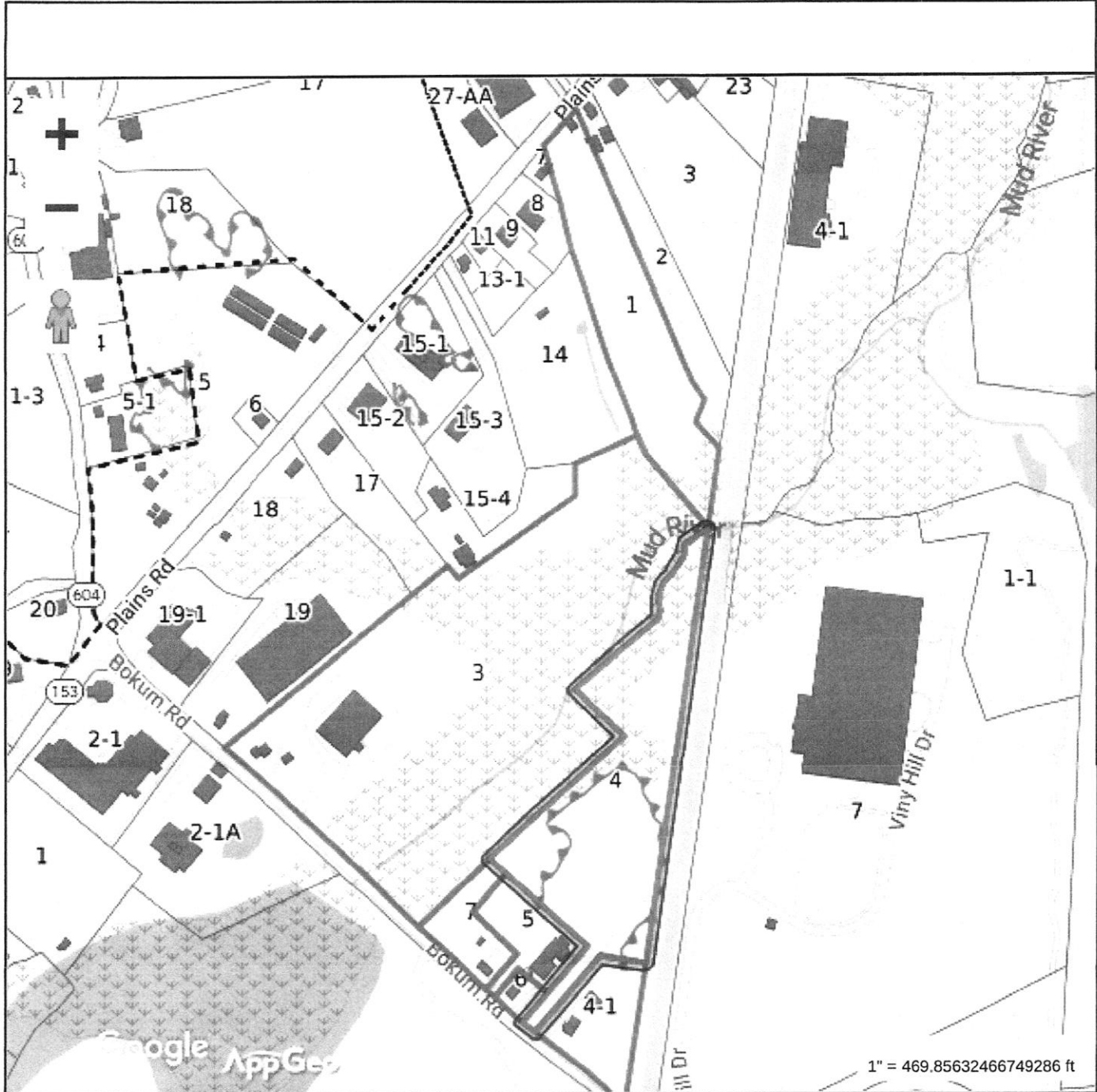
**Agent for Owner:**  
Signature of Property Owner

  
**Robert L. Doane, Jr., P.E., L.S.**


Date: 11-10-22

**ADJOINERS  
43 BOKUM ROAD  
ESSEX**

<b>ID</b>	<b>Site Address</b>	<b>Owner Name</b>	<b>Owner Address</b>	<b>Cite</b>	<b>ST</b>	<b>ZIP</b>
67-004-01	45 BOKUM RD	HUBER SANDRA M	PO BOX 652	ESSEX	CT	06426
52-001	52 PLAINS RD	KENTWOOD LLC	86 INGHAM HILL	ESSEX	CT	06426
67-006	41 BOKUM RD	MACWHINNEY HELEN	41 BOKUM RD	ESSEX	CT	06426
67-005	BOKUM RD	MACWHINNEY THOMAS J	37 BOKUM RD	ESSEX	CT	06426
67-007	37 BOKUM RD	MACWHINNEY THOMAS J	37 BOKUM RD	ESSEX	CT	06426
67-003	19 BOKUM RD	NEW ENGLAND BUILDERS FINISH LLC	19 BOKUM RD	ESSEX	CT	06426



<b>Property Information</b>	
Property ID	67 4
Location	43 BOKUM RD
Owner	GEORGE C FIELD CO INC

  
**MAP FOR REFERENCE ONLY**  
**NOT A LEGAL DOCUMENT**  
 Town of Essex, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.  
 Geometry updated 4/13/2021  
 Data updated daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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

Application  
of  
George C. Field Company, Inc.  
Bokum Road  
Assessors Map 67 – Lot 4

Attachment A  
Statement of Use



Statement of Use

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

Application  
of  
George C. Field Company, Inc.  
Bokum Road  
Assessors Map 67 – Lot 4

Attachment B  
Land Parcel Written Description

Exhibit A

Reference is made to a map to be filed in the office of the Town Clerk of the Town of Essex, Connecticut entitled "Improvement Location Survey Prepared for Herbert T. Clark, III #37 Bokum Road Essex, Connecticut", Sheets 1-2 of 2, Scale: 1"=40', Date: 3-11-20, Prepared by: Doane Engineering.

Beginning at a point on the easterly street line of Bokum Road marked by an angle iron and being the intersection of said street line and the northerly division line between the subject parcel and land now or formerly of Helen Macwhinney, thence N 52° 08' 09" E, a distance of one hundred eighteen and sixty one hundredths (118.61) feet to a point marked by an angle iron, thence N 52° 08' 08" E, a distance of two hundred and eighty hundredths (200.80) feet to a point, thence N 37° 58' 36" W, a distance of one hundred sixty and no hundredths (160.00) feet to a point, thence N 37° 58' 36" W, a distance of one hundred ninety five and ninety nine hundredths (195.99) feet to a point, thence N 37° 58' 36" W, a distance of sixty six and twenty eight hundredths (66.28) feet to a point, thence N 57° 56' 41" E, a distance of one hundred ninety three and twenty hundredths (193.20) feet to a point, thence N 59° 03' 13" E, a distance of three hundred ninety two and seventy four hundredths (392.74) feet to a point, thence N 34° 56' 54" W a distance of two hundred nineteen and nine hundredths (219.09) feet to a point being the approximate intersection with the center line of the Mud River, thence along the center line of the Mud River northeasterly an approximate distance of six hundred ninety eight (698) feet to a point on the westerly right-of-way line of the Valley Railroad, thence N 19° 00' 10" E, a distance of one thousand four hundred and nine hundredths (1,400.09) feet along the westly right-of-way line of the Valley Railroad to a point marked by an iron rod, thence N 70° 59' 43" W, a distance of one hundred forty nine and ninety seven hundredths (149.97) feet to a point marked by an iron rod, thence S 52° 08' 09" W, a distance of one hundred fifteen and twenty eight hundredths feet to a point marked by an iron rod, thence S 52° 08' 09" W, a distance of two hundred four and no hundredths feet to a point marked by an iron rod on the easterly street line of Bokum Road being the intersection of the division line between the subject parcel and land now or formerly of Sandra M. Huber, thence ??? a distance of fifty and no hundredths feet (50.00) along the easterly street line of Bokum Road to the point of beginning.