

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

REG 12/5/22 J

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: see Attached

PROJECT NAME: Station 97 Events @ Watch Hazel works

STREET ADDRESS OF PROPERTY 6 Main Street suite 3D Centerbrook CT 06409

ASSESSOR'S MAP 33 LOT 28 LOT SIZE 8.52 ac DISTRICT HG1
Proposed R+G Gateway Node

APPLICANT Shannon Dolan PHONE 203-499-9771

APPLICANT'S AGENT (if any) Peter J. Decker PHONE 860-575-5291

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 #1899

Application for Special Exception

PART TWO

Owner(s) of Property : MacBeth Ventures LLC

Address: 6 Main Street, Suite 212

Phone No.: 860-662-4197 Email: Peter.decker@hptrs.com

The Commission is authorized to grant a Special Exception for the use and/or improvement herein proposed by the provisions of Section 105 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. 22-21

Date received by ZEO: _____

Signed: [Signature]
Property owner / CO-EXECUTOR
Anna Jennifer McCann

Dated: 12/5/2022

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				
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				

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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: 7pm
Date: Feb. 7, 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.

Signature of Property Owner



Date: 12/5/2022

Station 97 Events LLC

Town Of Essex

Zoning Commission Application

6 Main Street, Centerbrook, CT

Witch Hazel Works

Target Business Service Offering

Station 97 Events LLC is seeking to utilize the Witch Hazel Works within the parameters of the new Heritage Gateway Node to use the newly renovated Steam Rooms A and B as a creative venue space for small- and medium-sized events. Our rental space will include a gathering place for clients to host weddings, corporate events, birthday parties, town fundraisers, wedding\bridal\ and, baby showers, and many more celebrations. Our space will give clients the foundation to create an event of any magnitude.

Principal Members

Shannon Dolan — owner

Legal Structure

Station 97 Events is a Limited Liability Company incorporated in Connecticut.

Business Overview

Station 97 Events will join a subset of the events industry catering to individuals seeking a micro facility for smaller lower, cost events. As an event coordinator, Station 97 Events will manage all aspects of the event through our service menu. This will allow clients to create a budget that fits their needs, locally source all of their vendors and have options that match the style of their event. A recent study stated that event & wedding venues across the United States are 68% busier than average and are currently booking into 2025 and 2026.

Product/Service

- On-Site Event Manager
- Preferred Vendors List
- Catering Prep Area Rental of Event Hall (Corporate or Personal)
- Chair and Table Rentals
- Wedding Suite/Getting Ready Area

Special Permitting Possible Zoning Questions

Hours of Operations

Monday, Tuesday, Wednesday 5 PM to 9 PM

Thursday, Friday, 5 PM to 10 PM

Saturday, and Sunday 12 PM to 10 PM

Parking Plan

MacBeth Ventures has available parking for off hours parking that would provide up to 49+ parking spaces adjacent to building one and available rear parking in reserve in the rear lot.. This would not encroach on the current brewery parking allocation. The complex presently has sufficient handicap parking along building one that is close proximity to building one elevator access.

Food Service Plan

Our current business plan is to use contracted caterers that will fully prepare all food off site. Caterers will utilize warming cabinets/carriers and chafing dishes to keep food warm. The lease space has a sufficient area to stage final food service transfer to serving plates and platters. We would also like to use event only mobile food preparation vehicles, similar to local “Farm –to-table” events that would be required to meet town sanitation regulations and supervision.

Liquor Permit

The plan is to apply for a liquor permit for the event space. Several vendors that Station 97 engages presently have mobile catering permits that allow for them to serve liquor as part of their licensing.

Sanitation plan

All waste and refuse will utilize the current dumpster and refuse collection systems at the rear of the complex. If a larger dumpster is required additional capacity is available in the current MacBeth Ventures dumpster area.