

RECEIVED
APR 28 2023

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

BY:

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 - AGENT APPROVAL	___	ZONE CHANGE	<u>X</u>
	___	COASTAL SITE PLAN REVIEW	___
WETLAND PERMIT TRANSFER	___	MODIFICATION OF PRIOR APPROVAL	___
SUBDIVISION / RESUBDIVISION	___	SPECIAL FLOOD HAZARD AREA PERMIT	___

PROJECT DESCRIPTION:

RUM Zone change from VR TO
in Ivoryton

PROJECT NAME: _____

STREET ADDRESS OF PROPERTY

45 Main Street, Ivoryton

ASSESSOR'S MAP

41

LOT 15

LOT SIZE

DISTRICT VR

APPLICANT

Ivorytown House, LLC
Po Box 608, Essex, CT 06426

PHONE 8

APPLICANT'S AGENT (if any)

Terrance D. Lomme
Po Box 397, Essex, CT 06426

PHONE 860-767-2300

ENGINEER.SURVEYOR/ARCHITECT

Richard Gates

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.

3) I HERBY TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY THE LAND USE OFFICE AS DESCRIBED IN PART THREE OF THIS APPLICATION.

TOWN OF ESSEX
Zoning Commission
Essex Town Hall, 29 West Avenue
Essex, Ct 06426

Petition for a Text Amendment of Zoning Regulations

or

Petition for a Change to the Town's Zoning Map

PART TWO

Signature of Property Owner(s):
Or Petitioner

Mid-Kent Manager
Ivoryton House, LLC

Address:

P.O. Box 606
Essex, CT 06426

Application #

#23-05 Date of Receipt 4-28-2023

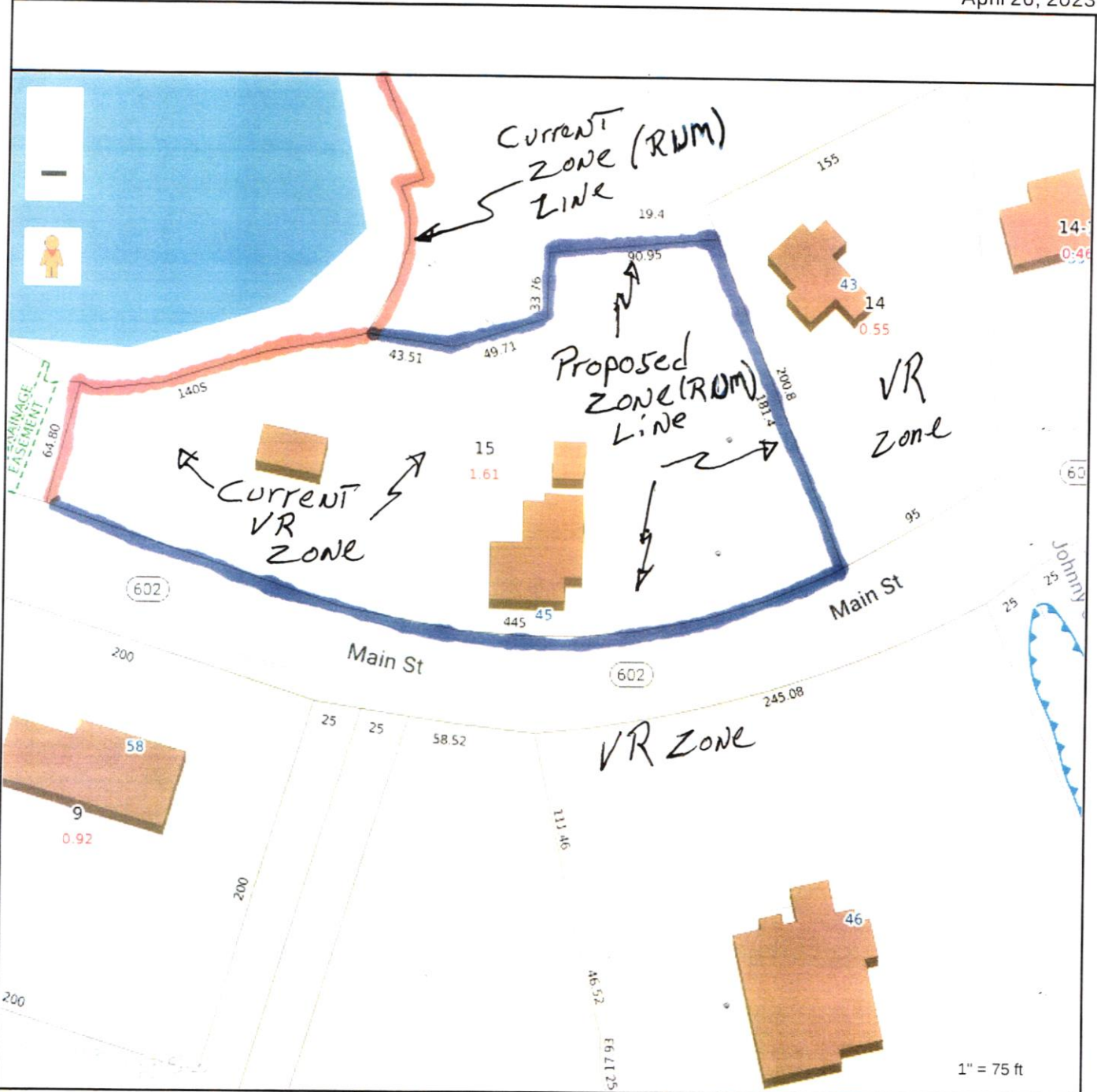
The undersigned request a text amendment to the Essex Zoning Regulations.

This petition **requests a change in zoning regulations** and there is attached:

- 1) A full text of the proposed change in the zoning regulations clearly indicating existing provisions to be repealed and the new provisions to be enacted.
- 2) A complete and comprehensive statement of the reasons for any proposed changes, including any special interest the Petitioner(s) may have in such change, is attached.

This petition **requests a change to the Town's Zoning Map** and there is attached:

- 1) A map clearly showing the area to be re-classified and specifying the present classification and proposed new classification with existing and proposed boundaries.
- 2) A list, keyed to the map, of the names and addresses of the record owners of and within the area to be affected, and within 500 feet outside the area to be affected by such reclassification, and
- 3) A complete written description, by metes and bounds or courses and distances, of the location of any new zoning district boundary or boundaries proposed.



**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.

Statement of Reasons

The Petitioner requests the change in the zone designation solely for 45 Main Street in Ivoryton as the current zone, VR, does not allow Wellness uses. The adjoining property to the West is zoned RUM, which allows Wellness uses and is currently being used exclusively for Wellness activities. These activities will have to be approved by this commission under a special permit application. Approximately 140 feet of the Northern boundary also abuts property in the RUM zone, as shown in orange on the attached map. This request is more appropriate than adding Wellness to the VR zone, as that change would affect all of the properties in the VR zone. The subject property consists of 1.6 acres and, as such, it is larger than several of the lots in the area and has frontage on Main Street which is Route 602. This change of zone will not have any negative effect on the traffic in the area. It will also not have any negative affect on the use of any of the neighboring properties, or their values.

METES and BOUNDS DESCRIPTION

Beginning at a point marked by an iron pin, said point being 63.64 feet northeast of a CHD located on the northerly side of Main Street, Ivoryton; thence proceeding in an Easterly direction along the southerly waterline of the Falls River approximately 138 feet to a point; thence turning and running S $63^{\circ} 29' 50''$ E a distance of 23 feet more or less; thence running S $63^{\circ} 29' 50''$ E a distance of 28.68 feet to a point marked by a mere stone found; thence turning and running S $89^{\circ} 25' 57''$ E a distance of 49.80 feet to a point marked by a mere stone found; thence turning and running N $16^{\circ} 09' 54''$ E a distance of 33.79 feet to a point marked by a mere stone found; thence turning and running S $83^{\circ} 04' 26''$ E a distance of 90.70 feet to a point; thence turning and running S $13^{\circ} 01' 37''$ a distance of 181.54 feet to a point, said point being on the northerly side of said Main Street; thence turning and running N $81^{\circ} 26' 31''$ W on an arc a distance of 277.88 feet along said Main Street to a point; thence continuing to run along said Main Street N $57^{\circ} 33' 57''$ W a distance of 157.21 feet to a point, said point being marked by a Connecticut Highway Department marker recovered.

ACHESON H DAVID+LINDA L
35 MAIN ST
IVORYTON, CT 06442

ANRIG CHARLOTTE
65 MAIN ST
IVORYTON, CT 06442

BAVOLACK MARK P & SUZETTE B
PO BOX 527
MADISON, CT 06443

BUDNEY WALTER R
65 MAIN ST #14
IVORYTON, CT 06442

SPARTAN ASSOCIATES LLC
46 MAIN ST
IVORYTON, CT 06442

CLARKIN CRAIG A & CHRYSTAL UPSHAW
2 JOHNNY CAKE LANE
IVORYTON, CT 06442

CRIVELLI MICHAEL E
PO BOX 144
IVORYTON, CT 06442

CRIVELLI MICHAEL E
PO BOX 144
IVORYTON, CT 06442

CRIVELLI MICHAEL E
PO BOX 144
IVORYTON, CT 06442

CUTLER SUZANNE B
64 MAIN ST
IVORYTON, CT 06442

FOGARTY JEAN B
8 COMSTOCK AVE
IVORYTON, CT 06442

GREENE RICHARD J
42 MAIN ST
IVORYTON, CT 06442

HALL JANE O
P.O. BOX 482
IVORYTON, CT 06442

HOGAN DEBORAH
11 CEDAR ST EXT
HOPKINTON, MA 01748

CARLSON JEFFREY F & ROLLINS JACQUELINE
32 MAIN ST
IVORYTON, CT 06442

FRANCIS JAMES D & FRANCELIA M
65 MAIN ST #17
IVORYTON, CT 06442

WIGHAM ROBERT G
65 MAIN ST UNIT 12
IVORYTON, CT 06442

MATESKY GEOFFREY E
58 MAIN ST IVTN
IVORYTON, CT 06442

MATTHIESSEN ALEXANDRA M & JOHN W
33 MAIN ST
IVORYTON, CT 06442

MESITE TAMMY S
70 MAIN ST
IVORYTON, CT 06442

LOIACONO ELIZABETH M
65 MAIN ST #9
IVORYTON, CT 06442

DOCCHIO MICHAEL A & KALYN T
1 JOHNNYCAKE LANE
IVORYTON, CT 06442

DOLINSKY CORY J & AMANDA K
1 BRACKET LA
IVORYTON, CT 06442

MITCHEL SEVEN LLC
P.O. BOX 452
EAST HADDAM, CT 06423

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EAST HADDAM, CT 06423

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P.O. BOX 452
EAST HADDAM, CT 06423

PIKE DANIEL J (62.5%) & MINER BARBARA C ET AL
(37.5%)
C/O DANIEL PIKE
IVORYTON, CT 06442

PIFAFF JAMES LEE & HYNES DONALD WILLIAM
5539 TREVINO WAY
BANNING, CA 92220

HIGGINS SARAH C & GAHRAN ROBERT
10 CONKLIN AVE
IVORYTON, CT 06442

SZYMANSKI CRAIG B & ELIZABETH J
99 MARES HILL ROAD
IVORYTON, CT 06442

WASHBURN GEO H+VALERIE ANN
8 BRACKET LA
IVORYTON, CT 06442

WASHBURN GEO H+VALERIE ANN
8 BRACKET LA
IVORYTON, CT 06442

YINDRA MARY LOU
65 MAIN ST #7
IVORYTON, CT 06442

HEFFERNAN ANNE M & JAMES E
38 MAIN ST
IVORYTON, CT 06442

BARSTROM BENJAMIN M
68 MAIN ST
IVORYTON, CT 06442

BARSTROM BENJAMIN M
68 MAIN ST
IVORYTON, CT 06442

RETREAT ON THE POND LLC
PO BOX 606
ESSEX, CT 06426

BINCH CINDY P (TTEE) & BARRIEAU JOSEPH (TTEE)
65 MAIN ST UNIT 11
IVORYTON, CT 06442

CLARK HEIDI M
5 FALLS RIVER DR
IVORYTON, CT 06442

FULLER BARBARA A
65 MAIN ST UNIT 8
IVORYTON, CT 06442

CYR ALBE & CARMEN
1223 MOTORCOACH DR
POLK CITY, FL 33868

BRAIDEN JENNIFER M & ROSS KATHLEEN A (JT)
8 FALLS RIVER CIR
IVORYTON, CT 06442

CARDOSO CARLOS A
65 MAIN ST UNIT #10
IVORYTON, CT 06442

HINCHCLIFFE RAYMOND H & JACKIE KAREN M (JT)
14 FALLS RIVER CIR
IVORYTON, CT 06442

PETERSON BRIAN S
43 MAIN ST
IVORYTON, CT 06442

SEALEY KATHLEEN SULLIVAN TR
65 MAIN ST UNIT 16
IVORYTON, CT 06442

MACO MACHINERY COMPANY INC
65 MAIN ST #15
IVORYTON, CT 06442