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BY: KFB

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        | <input checked="" type="checkbox"/> |
| INLAND WETLANDS PERMIT<br>- AGENT APPROVAL | ___ | ZONE CHANGE                      | ___                                 |
|  | ___ | COASTAL SITE PLAN REVIEW         | ___                                 |
| WETLAND PERMIT TRANSFER                    | ___ | MODIFICATION OF PRIOR APPROVAL   | ___                                 |
| SUBDIVISION / RESUBDIVISION                | ___ | SPECIAL FLOOD HAZARD AREA PERMIT | ___                                 |

PROJECT DESCRIPTION:

Proposed Regulation Text Amendment to add new Section 61A.2(G) to permit Multiple Dwelling Projects in the Rural Residence District by Special Exception.

PROJECT NAME: N/A

STREET ADDRESS OF PROPERTY N/A

ASSESSOR'S MAP N/A LOT N/A LOT SIZE N/A DISTRICT N/A

APPLICANT Greylock Property Group, LLC

P.O. Box 188, West Mystic, CT 06388 PHONE (860) 490-7041

APPLICANT'S AGENT (if any) William R. Sweeney, Esq.

P.O. Box 58, New London, CT 06320 PHONE (860) 447-0335

ENGINEER/SURVEYOR/ARCHITECT N/A

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.

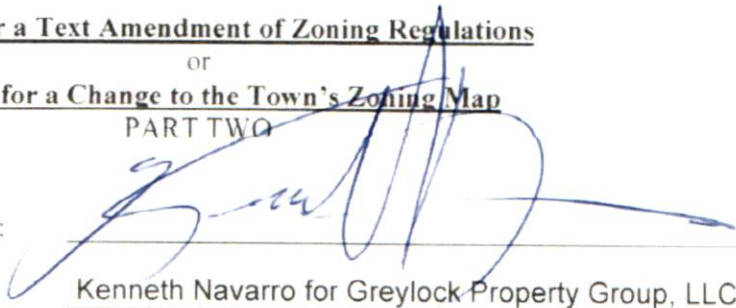
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TOWN OF ESSEX  
Zoning Commission  
Essex Town Hall, 29 West Avenue  
Essex, Ct 06426

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



Kenneth Navarro for Greylock Property Group, LLC

Address:

P.O. Box 188, West Mystic, CT 06388

Application #

23-07

Date of Receipt

6/13/23

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.

61A.2. SPECIAL PRINCIPAL USES. The following principal uses and buildings only when specifically authorized in the particular instance by a special exception granted by the Commission subject to the conditions prescribed in or pursuant to Section 130:

(A) Any special principal use and building permitted in Village Residence Districts, under the provisions of 60A.2.;

(B) Dog kennels, commercial dog kennels, dog grooming facilities and veterinary hospitals, provided that they are located on lots of not less than seven (7) acres and that any animals therein are kept within a building or enclosure which is located not less than 150 feet from any lot line; 135

(C) Liveries, boarding or riding stables, provided that they are located on lots of not less than seven (7) acres and provided further that no animals are stabled in any building located less than 150 feet from any lot line;

(D) A commercial greenhouse provided that it is located on a lot of not less than three (3) acres and not less than 100 feet from any lot line;

(E) A cemetery of a church corporation or cemetery association having its principal office in the Town; ~~and~~

(F) A dump operated by the Town and a transfer station, where solid waste received or transferred to a vehicle for removal to another solid waste facility, operated by the Town of Essex, or its agents or lessees, constructed and operated in compliance with applicable state statutes and regulations, including a transfer station that is a central collection point for the solid waste generated within Essex and within a group of other municipalities. However, no transfer station shall be located in the lower Connecticut River Conservation Zone (The Gateway Conservation District) as designated by Section 25-102c of the Connecticut General Statutes and shown on the Zoning Map of the Town of Essex.

**(G) Multiple Dwelling Projects. Multiple dwelling projects subject to the conditions prescribed in or pursuant to Section 131, except as otherwise provided below:**

**(a) A multiple dwelling project shall include one or more parcels of land, developed in a unified manner under a homeowner's association or common interest community, and encompassing no less than 10 total acres. The permitted density of a multiple dwelling project under this subsection shall be 20,000 square feet per family dwelling unit, calculated based on the total area of all parcels.**

**(b) The multiple dwelling project shall front upon and have direct access to and from a state highway. Any lot which is part of a multiple dwelling project under this subsection and which does not front or have direct access to and from a state highway shall have deeded access rights over an adjacent lot within the multiple dwelling project which has such frontage and direct access.**

**(c) At least twenty percent (20%) of the dwelling units will be rented or conveyed subject to an affordability restriction. Such restriction shall require that, for a least**



thirty (30) years after initial occupancy of the development, the dwelling units will be sold or rented at, or below, prices that will preserve the units as housing for which persons pay thirty percent (30%) or less of their annual income, where the income is less than or equal to eighty percent (80%) or less of the area median income. Certification of compliance with said restriction shall be provided to the Commission on an annual basis and income statements of the tenants of the restricted units shall be provided upon request.

### **Purpose of Proposed Regulation Text Amendment**

The Applicant, Greylock Property Group, LLC, has submitted a proposed Regulation Text Amendment to add new Section 61.A.2(G) to the Essex Zoning Regulations to permit Multiple Dwelling Projects within the Rural Residence District by Special Exception. The purpose of this amendment is to encourage a diversity of desperately needed housing within areas of Essex that can support higher unit densities. While the provisions of Section 131 would govern any Multiple Dwelling Project, this proposed regulation text amendment would further restrict such projects in the Rural Residence District, limiting them only to certain eligible properties and with an affordability component.

These additional restrictions include three key provisions. First, only properties within the Rural Residence District encompassing 10 acres or more would be eligible and the permitted density upon them would be only one dwelling unit per 20,000 SF of lot area. This provision ensures that there is sufficient land area to properly buffer such development from neighboring properties and sets a maximum density which does not adversely impact surrounding neighbor character. Second, eligible properties must have either frontage or deeded access to a state highway. The purpose of this requirement is to ensure that there is sufficient road infrastructure available to serve proposed projects and to avoid unnecessary congestion of local roadways. When considered together, these first two eligibility requirements significantly limit the pool of properties available for this type of development (see attached GIS Map), many of which are otherwise undevelopable or are already dedicated for other use. Third, at least 20% of the dwelling units proposed in any project shall be restricted as affordable units. This provision diversifies not only the type but the cost of housing within Essex and helps the community meet its obligation to address overall housing affordability.

The requirement for a Special Exception for the use also ensures a proposed project can be evaluated by the Commission on a case by case basis and the specific impacts of a particular development proposal on the surrounding neighborhood can be properly assessed.

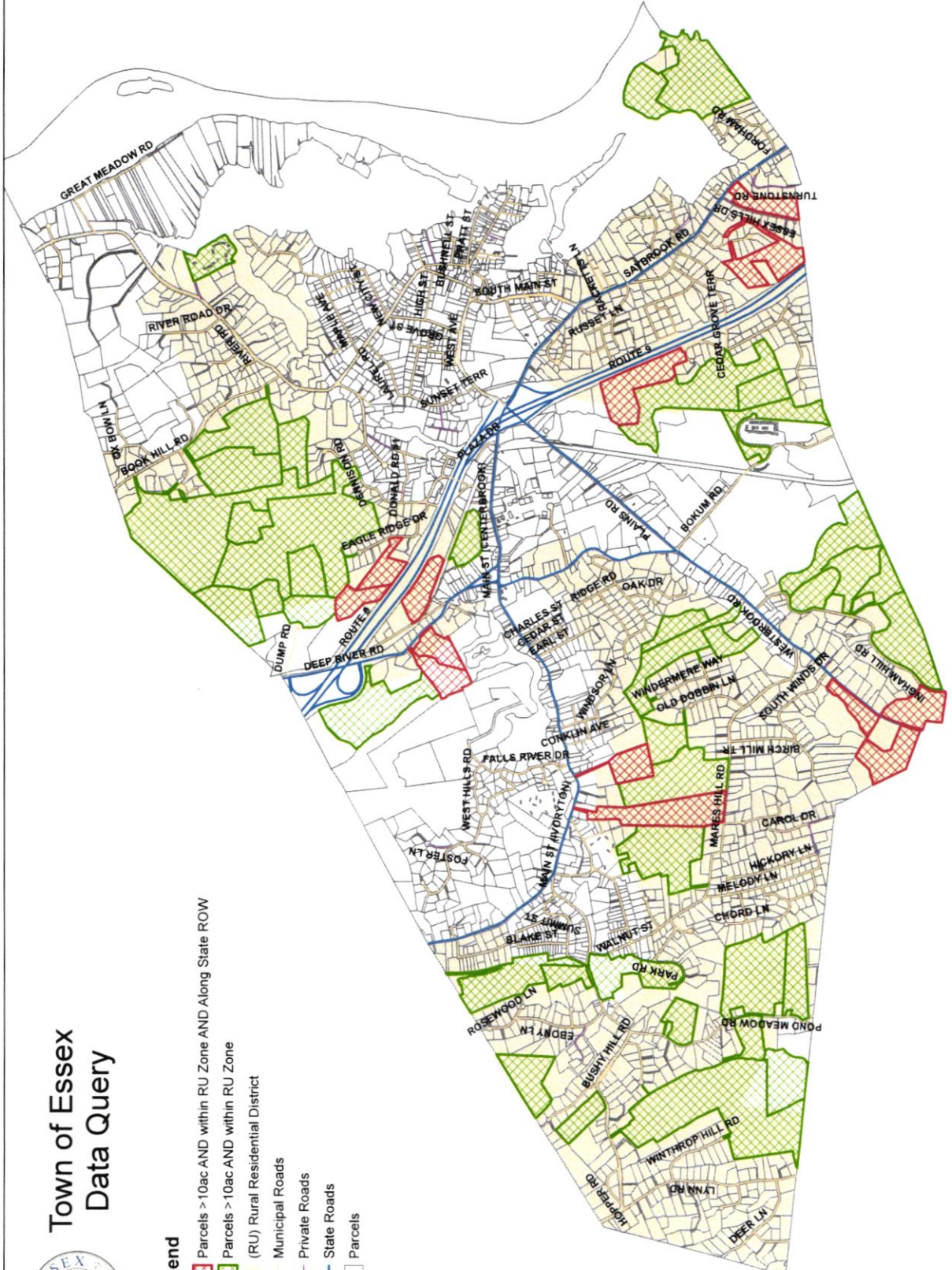
The Applicant is a regional developer who has a contract interest in certain property that would be eligible for development under this proposed Regulation Text Amendment.

# Town of Essex Data Query



## Legend

-  Parcels > 10ac AND within RU Zone AND Along State ROW
-  Parcels > 10ac AND within RU Zone (RU) Rural Residential District
-  Municipal Roads
-  Private Roads
-  State Roads
-  Parcels





| Parcel ID | Property ID | Map | Lot   | Parcel Type | GIS Acreage | Map Parcel ID | Site Address       | CAMA Acreage | Parcel Owner  | Parcel Owner 2 | Owner Address       | Owner City   | Owner State | Along State ROW |
|-----------|-------------|-----|-------|-------------|-------------|---------------|--------------------|--------------|---|----------------|---------------------|--------------|-------------|-----------------|
| 7.1       | 103000      | 7   | 1     | PARCEL      | 104.40      | 07.001        | CANFIELD RD        | 124.37       | ESSEX TOWN OF   |                | CANFIELD WOODS      | ESSEX        | CT          |                 |
| 8.1       | 100900      | 8   | 1     | PARCEL      | 15.31       | 08.001        | DENNINGSON RD      | 15.61        | ESSEX LAND TRUST INC  |                | PO BOX 373          | ESSEX        | CT          |                 |
| 8.2       | 292200      | 8   | 2     | PARCEL      | 36.52       | 08.002.01     | 64 BOOK HILL RD    | 36.52        | WISWELL TIMOTHY BENNETT   |                | 64 BOOK HILL RD     | ESSEX        | CT          |                 |
| 8.2.2     | 140102      | 8   | 2-2   | PARCEL      | 35.93       | 08.002        | BOOK HILL RD       | 35.94        | SHANE DANIEL CHRISTOPHER TRUSTEE OF THE SHANE FAMILY 2012 IRREVOCABLE TRUST |                | 89 MAIN ST          | IVORYTON     | CT          |                 |
| 12.7      | 100030      | 12  | 7     | CONDO MAIN  | 14.38       | 12.007        | 85 RIVER RD #MAIN  | 0            |   |                |                     |              |             |                 |
| 18.1      | 179900      | 18  | 1     | PARCEL      | 17.50       | 18.001        | RIVER RD           | 17.41        | SHANE DANIEL CHRISTOPHER TRUSTEE  |                | 89 MAIN STREET      | IVORYTON     | CT          |                 |
| 19.1      | 1400000     | 19  | 1     | PARCEL      | 18.04       | 19.001        | DENNINGSON RD      | 18.43        | DOANE CHARLES N III   |                | PO BOX 56           | ESSEX        | CT          |                 |
| 19.2      | 100800      | 19  | 2     | PARCEL      | 113.29      | 19.002        | DENNINGSON RD      | 97.24        | ESSEX LAND TRUST INC  |                | PO BOX 373          | ESSEX        | CT          |                 |
| 20.3      | 232800      | 20  | 3     | PARCEL      | 26.22       | 20.003        | DUMP RD            | 25.57        | JEFRA INCORPORATED  |                | PO BOX 1340         | MADISON      | CT          |                 |
| 20.4      | 102800      | 20  | 4     | PARCEL      | 10.40       | 20.004        | DUMP RD            | 11.91        | ESSEX TOWN OF   |                | UNK                 | ESSEX        | CT          |                 |
| 21.2      | 98500       | 21  | 2     | PARCEL      | 15.43       | 21.002        | 20 DUMP RD         | 15.43        | ESSEX AUTO SALVAGE INC  |                | PO BOX 201          | ESSEX        | CT          |                 |
| 22.2-1    | 185100      | 22  | 2-1   | PARCEL      | 45.18       | 22.002.01     | 88 DEEP RIVER RD   | 45.2         | MOLIN KEITH C & FRANCES D   |                | PO BOX 295          | CENTERBROOK  | CT          |                 |
| 24.4-23   | 187423      | 24  | 4-23  | PARCEL      | 11.84       | 24.004.23     | EAGLE RIDGE DR     | 11.9         | ESSEX LAND TRUST INC  |                | PO BOX 373          | ESSEX        | CT          | Yes             |
| 24.4-25   | 101000      | 24  | 4-25  | PARCEL      | 11.51       | 24.004.25     | EAGLE RIDGE DR     | 11.69        | ESSEX LAND TRUST INC  |                | PO BOX 373          | ESSEX        | CT          | Yes             |
| 34.2      | 62300       | 34  | 2     | PARCEL      | 14.19       | 34.002        | OLD DEEP RIVER RD  | 14.27        | C & D DISTRIBUTORS INC  |                | 40-A TREMONT ST     | BOSGAWEN     | NH          | Yes             |
| 35.1-1    | 27100       | 35  | 1-1   | PARCEL      | 14.25       | 35.001.01     | 46 DEEP RIVER RD   | 14.58        | HERNANDEZ ROBERT W (TR)   |                | 46 DEEP RIVER RD    | CENTERBROOK  | CT          | Yes             |
| 35.1-2    | 27101       | 35  | 1-2   | PARCEL      | 12.42       | 35.001.02     | 50 DEEP RIVER RD   | 12.11        | BRENNEMAN DOUGLAS J & BONNIE C  |                | P.O. BOX 32         | CENTERBROOK  | CT          | Yes             |
| 39.2      | 35501       | 39  | 2     | PARCEL      | 35.27       | 39.002        | 51 SUMMIT ST       | 32.96        | ANTHONY MELISSA & ROSWECH TODD  |                | 51 SUMMIT ST        | IVORYTON     | CT          | Yes             |
| 44.1      | 211000      | 44  | 1     | PARCEL      | 13.06       | 44.001        | DENNINGSON RD      | 9.05         | ESSEX STEAM TRAIN EVENTS, LLC   |                | P.O. BOX 452        | ESSEX        | CT          | Yes             |
| 52.6      | 317100      | 52  | 6     | PARCEL      | 30.63       | 52.006        | CEDAR GROVE TERR   | 52.97        | ESSEX TOWN OF   |                | 29 WEST AVE         | ESSEX        | CT          | Yes             |
| 56.38-1   | 151200      | 56  | 38-1  | PARCEL      | 14.05       | 56.038.01     | MAIN ST IVTN       | 13.98        | DOCCHIO MICHAEL A & KALYN T   |                | 1 JOHNNYCAKE LANE   | IVORYTON     | CT          | Yes             |
| 58.25     | 35500       | 58  | 25    | PARCEL      | 10.11       | 58.025        | 155 MAIN ST IVTN   | 10.81        | LIBBY BELDEN S JR & RICE-LIBBY STACIA                                       |                | 155 MAIN ST IVTN    | IVORYTON     | CT          | Yes             |
| 58.31     | 274500      | 58  | 31    | PARCEL      | 16.85       | 58.031        | 158 MAIN ST IVTN   | 17.81        | IVORY KEY LLC   |                | 158 E 126TH ST      | NEW YORK     | NY          |                 |
| 59.2      | 77200       | 59  | 2     | PARCEL      | 11.70       | 59.002        | 41 BUSHY HILL RD   | 11.68        | DALTON PAMELA   |                | 1619 PARISH WAY     | MYRTLE BEACH | SC          |                 |
| 59.4      | 149500      | 59  | 4     | PARCEL      | 21.86       | 59.004        | BUSHY HILL RD      | 18.45        | INCARNATION CENTER INCORPORATED   |                | PO BOX 577          | IVORYTON     | CT          |                 |
| 62.11     | 256000      | 62  | 11    | PARCEL      | 12.83       | 62.011        | 29 POND MEADOW RD  | 11.57        | RUTTY ROBERT S & ROSEANN B TRUSTEES   |                | 43 POND MEADOW RD   | IVORYTON     | CT          |                 |
| 62.2      | 292400      | 62  | 2     | PARCEL      | 11.56       | 62.002        | 50 PARK RD         | 11.53        | ESSEX TOWN OF   |                | 29 WEST AVE         | ESSEX        | CT          |                 |
| 63.20-1   | 155400      | 63  | 20-1  | PARCEL      | 44.84       | 63.020.01     | BALDWIN LA         | 44.9         | ESSEX LAND TRUST INC  |                | PO BOX 373          | ESSEX        | CT          |                 |
| 64.1      | 154600      | 64  | 1     | PARCEL      | 35.09       | 64.001        | 99 MARES HILL RD   | 35.1         | SZYMANSKI CRAIG B & ELIZABETH J   |                | 99 MARES HILL ROAD  | IVORYTON     | CT          | Yes             |
| 64.1-1    | 168400      | 64  | 1-1   | PARCEL      | 44.22       | 64.001.01     | 85 MARES HILL RD   | 44.77        | LAPLATNEY JERE J & KATHRYN J  |                | 85 MARES HILL RD    | IVORYTON     | CT          |                 |
| 65.38A-2  | 1151001     | 65  | 38A-2 | PARCEL      | 16.50       | 65.38A.02     | OLD DOBBIN LA      | 16.29        | HANFORD S REID  |                | 7 JOHNNY CAKE LA    | IVORYTON     | CT          |                 |
| 66.2      | 23300       | 66  | 2     | PARCEL      | 12.84       | 66.002        | WESTBROOK RD       | 12.9         | VITARI ROBERT J JR TRUSTEE  |                | 164 WESTBROOK RD    | ESSEX        | CT          |                 |
| 66.2-1    | 235201      | 66  | 2-1   | PARCEL      | 29.86       | 66.002.01     | WESTBROOK RD       | 29.75        | ESSEX LAND TRUST INC  |                | PO BOX 373          | ESSEX        | CT          |                 |
| 68.22     | 77100       | 68  | 22    | PARCEL      | 11.03       | 68.022        | WESTBROOK RD       | 11.03        | ESSEX LAND TRUST INC  |                | PO BOX 373          | ESSEX        | CT          |                 |
| 68.1      | 316500      | 68  | 1     | PARCEL      | 61.53       | 68.001        | 36 HILLSIDE DR     | 31.43        | ESSEX TOWN OF   |                | 29 WEST AVE         | ESSEX        | CT          |                 |
| 72.1      | 259800      | 72  | 1     | PARCEL      | 19.32       | 72.001        | FORDHAM RD         | 18.8         | SAHLMAN WILLIAM TRUSTEE   |                | 29 WEST AVE         | ESSEX        | CT          |                 |
| 73.9      | 216000      | 73  | 9     | PARCEL      | 54.78       | 73.009        | FORDHAM RD         | 52.5         | C/O DORINDA WINKLEMAN   |                | 22 EAST 11TH ST     | NEW YORK     | NY          |                 |
| 74.35     | 164000      | 74  | 35    | PARCEL      | 13.09       | 74.035        | 160 SAYBROOK RD    | 12.69        | NATURE CONSERVANCY OF CONN INC  |                | 55 CHURCH ST 3RD FL | NEW HAVEN    | CT          |                 |
| 75.10     | 294400      | 75  | 10    | PARCEL      | 24.88       | 75.010        | HERON POND RD      | 24.89        | ESSEX LAND TRUST INC  |                | 23 HIGH FIELD LN    | MADISON      | CT          | Yes             |
| 76.14     | 82800       | 76  | 14    | PARCEL      | 15.91       | 76.014        | CEDAR GROVE TERR   | 13.38        | ESSEX TOWN OF   |                | PO BOX 373          | ESSEX        | CT          | Yes             |
| 76.14-3   | 82803       | 76  | 14-3  | PARCEL      | 22.92       | 76.014.03     | BOKUM RD           | 23.1         | CUNE STEPHEN B SUCCESSOR TRUSTEE OF THE EST IRREVOCABLE TRUST               |                | 29 WEST AVENUE      | ESSEX        | CT          |                 |
| 78.4      | 142900      | 78  | 4     | PARCEL      | 14.85       | 78.004        | 21 INGHAM HILL RD  | 15.19        | HASSAN FOULAD M & PETERSON ANNE M TRUSTEE                                   |                | P.O. BOX 995        | ESSEX        | CT          |                 |
| 83.10     | 139900      | 83  | 10    | PARCEL      | 12.33       | 83.010        | 70 POND MEADOW RD  | 13.31        | CONNECTICUT MANAGEMENT LLC  |                | 21 INGHAM HILL RD   | ESSEX        | CT          |                 |
| 84.3      | 102900      | 84  | 3     | PARCEL      | 115.77      | 84.003        | BUSHY HILL RD      | 107.7        | ESSEX TOWN OF   |                | PO BOX 206          | MADISON      | CT          |                 |
| 87.1      | 238800      | 87  | 1     | PARCEL      | 24.37       | 87.001        | POND MEADOW RD     | 24.1         | ESSEX LAND TRUST INC  |                | 29 WEST AVE         | ESSEX        | CT          |                 |
| 88.1      | 10400       | 88  | 1     | PARCEL      | 50.41       | 88.001        | 65 POND MEADOW RD  | 45           | BARONI MARJORIE Z   |                | P.O. BOX 373        | ESSEX        | CT          |                 |
| 88.2      | 183100      | 88  | 2     | PARCEL      | 22.10       | 88.002        | 91 POND MEADOW RD  | 21.53        | MAKUCI HOMESTEAD LLC  |                | 14 CHADWICK DR      | OLD LYME     | CT          |                 |
| 91.14     | 61800       | 91  | 14    | PARCEL      | 10.30       | 91.014        | 252 WESTBROOK RD   | 10.4         | MIDDLESEX HOSPITAL  |                | 93 POND MEADOW ROAD | IVORYTON     | CT          |                 |
| 92.1      | 61000       | 92  | 1     | PARCEL      | 22.32       | 92.001        | 53 INGHAM HILL RD  | 22.3         | GLOWAC TIMOTHY MICHAEL & KATHERINE MAE                                      |                | 28 CRESCENT ST      | MIDDLETOWN   | CT          | Yes             |
| 92.1-2C   | 122200      | 92  | 1-2C  | PARCEL      | 13.31       | 92.001.2C     | 61 INGHAM HILL RD  | 11.75        | GLOWAC BRUCE M & ANNE C   |                | 53 INGHAM HILL RD   | ESSEX        | CT          |                 |
| 92.2      | 181500      | 92  | 2     | PARCEL      | 33.97       | 92.002        | INGHAM HILL RD     | 34.3         | ESSEX LAND TRUST INC  |                | 61 INGHAM HILL RD   | ESSEX        | CT          |                 |
| 93.1      | 181400      | 93  | 1     | PARCEL      | 36.59       | 93.001        | INGHAM HILL RD     | 36.6         | ESSEX LAND TRUST INC  |                | P.O. BOX 373        | ESSEX        | CT          | Yes             |
| 94.1      | 141900      | 94  | 1     | PARCEL      | 20.82       | 94.001        | WESTBROOK RD       | 20.82        | HIGGINS JONATHAN M ETAL   |                | P.O. BOX 373        | ESSEX        | CT          | Yes             |
| 94.12     | 142000      | 94  | 12    | PARCEL      | 19.28       | 94.012        | 118 INGHAM HILL RD | 18.29        | BOGAN STEPHEN   |                | 32 HARTLANDS DR     | OLD SAYBROOK | CT          | Yes             |