

PZC 23-13

#10523

RECEIVED
NOV 21 2023
BY: ATB

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 X
- AGENT APPROVAL _____ COASTAL SITE PLAN REVIEW _____
- WETLAND PERMIT TRANSFER _____ MODIFICATION OF PRIOR APPROVAL _____
- SUBDIVISION / RESUBDIVISION _____ SPECIAL FLOOD HAZARD AREA PERMIT _____

PROJECT DESCRIPTION:

Rezoning 11 Old Deep River Road (Map/Block/Lots: 41 / 2) and
15 Old Deep River Road (Map/Block/Lots: 34 / 3) 9 acres on the south side of the tracks and 5 acres on
the north side of the tracks from RU Rural Residential to C Commercial Zoning District.

PROJECT NAME: Essex Steam Train Events LLC

STREET ADDRESS OF PROPERTY 11 Old Deep River Road and 15 Old Deep River Road

ASSESSOR'S MAP 44 LOT 1 LOT SIZE 9 acres
34 LOT 3 LOT SIZE 5 acres DISTRICT RU

APPLICANT Essex Steam Train Events LLC
1 Railroad Ave., P.O. Box 452, Essex, CT 06426 PHONE 203-393-6619

APPLICANT'S AGENT (if any) Edward M. Cassella, Esq., Cloutier & Cassella, LLC, 29 Elm Street
Old Saybrook, CT 06475 PHONE 860-388-3456

ENGINEER.SURVEYOR/ARCHITECT _____
PHONE _____

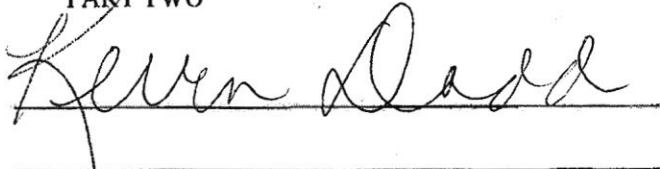
Note:

- 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.
- 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



Address:

11 Old Deep River Road (Map/Block/Lot: 44 / 1) and
15 Old Deep River Road (Map/Block/Lot: 34 / 3)

Application #

Date of Receipt

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.



Property Information	
Property ID	67
Location	OX BOW LA
Owner	ESSEX LAND TRUST 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.

Property Owners Within 500 Ft. of 11 Old Deep River Rd and Old Deep River Rd Map 34 Lot 00:

CLARK HERBERT T III
PO BOX 995
ESSEX, CT 06426

CONN STATE OF
79 ELM ST
HARTFORD, CT 06106

ALBANIS MICHAEL & ANNA
139 SHORE ROAD
CLINTON, CT 06413

GOLDFINGER KAREN &
MIKKELSON GARY
25 DEEP RIVER RD
CENTERBROOK, CT 06409

BAKEWELL LUCY A
45 MAIN ST
CENTERBROOK, CT 06409

GIERAS RONALD A
6 GERARD AVE
WESTBROOK, CT 06498

FARNDALL RICHARD
46 MAIN ST
CENTERBROOK, CT 06409

CARLSON JADA & OCONNOR
EDWARD CO-TRUSTE
15 MACK LANE
ESSEX, CT 06426

DEBARTOLO ROBERT A &
MILLER MAIR
43 MAIN ST
CENTERBROOK, CT 06409

DEJUSUS ANDREA & DANNY
23 DEEP RIVER RD
CENTERBROOK, CT 06409

ROWE TIMOTHY M
139 DENNISON RD
ESSEX, CT 06426

BRUSO PAULA
5 DEEP RIVER RD
CENTERBROOK, CT 06409

NAIRCO LLC
61 MAIN ST
CENTERBROOK, CT 06409

DRESTY JOHN E JR
118 HOPEWELL RD
SO GLASTONBURY, CT 06073

ESSEX FORGE LLC
13 SUNSET TERR
ESSEX, CT 06426

CMR MAIN STREET LLC
271 JOHN DOWNEY DR
NEW BRITAIN, CT 06051

EHLEMEYER JAMES E & JANICE
H
21 DEEP RIVER RD
CENTERBROOK, CT 06409

RL 3 REALTY LLC
35 BEE ST
MERIDEN, CT 06450

ESSEX AMBULANCE ASSOC
PO BOX 233
IVORYTON, CT 06442

ESSEX VETERANS MEMORIAL
HALL INC
PO BOX 142
CENTERBROOK, CT 06409

ESTY LINDA K
PO BOX 155
CENTERBROOK, CT 06409-0155

EVANS RICHARD E & LEOLA L
90 WOODLAND DR
CENTERBROOK, CT 06409

NOBLE EDWARD S JR
PO BOX 843
ESSEX, CT 06426

HOADLEY SPENCER L &
ELIZABETH P
PO BOX 3
CENTERBROOK, CT 06409

375 MIDDLESEX TURNPIKE LLC
PO BOX 995
ESSEX, CT 06426

K BROTHERS LLC
2138 SILAS DEANE HIGHWAY
ROCKY HILL, CT 06067

KAUFMANN'S APARTMENTS
LLC
34 WARSAW STREET
DEEP RIVER, CT 06417

MORRIS GAIL M
PO BOX 65
CENTERBROOK, CT 06409

PROSPERO DUO LLC
765 EAST MAIN ST
BRANFORD, CT 06405

23 MAIN ST LLC
PO BOX 838
ESSEX, CT 06426

REAMER ERNEST D & LINDA M
17 HILLTOP AVE
ESSEX, CT 06426

REVOLVE LLC
62 NECK RD
OLD LYME, CT 06371

JMB PROPERTY LLC
55 HIDDEN PLACE
CHESHIRE, CT 06410

SOUTHERN NEW ENGLAND TEL
CO
PO BOX 2629
ADDISON, TX 75001

SMITH PATRICK ANDREW &
13 DEEP RIVER RD
CENTERBROOK, CT 06409

CENTERBROOK PROPERTIES
LLC
P.O. BOX 354
CENTERBROOK, CT 06409

ALL REALTY LLC
143 MURPHY RD
HARTFORD, CT 06146

COLLINS TIMOTHY A &
MARYKATE FONTAINE
60 MAIN ST CTBK
CENTERBROOK, CT 06409

G & P TRUST
PO BOX 995
ESSEX, CT 06426

PETERSON EMILY
102 GROVE ST
CLINTON, CT 06413

ESPOSITO MICHAEL
11 DEEP RIVER RD
CENTERBROOK, CT 06409

BARCLAY BRENDA ARLENE
68 MAIN ST
CENTERBROOK, CT 06409

LOVEJOY ESTATE SALES LLC
19 DEEP RIVER RD
CENTERBROOK, CT 06409

ESSEX STEAM TRAIN EVENTS #2
LLC
ONE RAILROAD AVE
ESSEX, CT 06426

SCI CONNECTICUT FUNERAL
SERVICES LLC
1929 ALLEN PARKWAY
HOUSTON, TX 77019

CALMAR PROPERTIES LLC
32 CHANNELSIDE DR
OLD SAYBROOK, CT 06475

ESSEX LAND TRUST INC
PO BOX 373
ESSEX, CT 06426

CAPECELATRO CAROL
105 DENNISON RD
ESSEX, CT 06426

NORTHBOUND NINE LLC
192 WESTBROOK RD
ESSEX, CT 06426-1511

MICHAUD JENNIFER
107 DENNISON RD
ESSEX, CT 06426

STANLEY JAY J & KRISTINE A
16 EAGLE RIDGE DR
ESSEX, CT 06426

ESSEX STEAM TRAIN EVENTS
LLC
P O BOX 452
ESSEX, CT 06426

Legal Descriptions of Properties

Essex Steam Train Events, LLC
11 Old Deep River Road

A certain tract of land containing 11 acres, more or less, situated in the Town of Essex, County of Middlesex and State of Connecticut, bounded and described as follows:

NORTHERLY: By land now or formerly of Archie E. Looby and the Falls River, in part by each,
EASTERLY: By land now or formerly of the New York, New Haven and Hartford Railroad Company
SOUTHERLY and
WESTERLY: By the Falls River

Excepting therefrom a certain right of way over land now or formerly of Frank O. Erickson from the highway known as Dennison Road, as set forth in deed from Richard F. Stannard to Frank O. Erickson dated June 30, 1902 and recorded in Essex Land Records in Volume 9 Page 585, which right of way was condemned by the State of Connecticut by certificate dated August 29, 1965 recorded in Volume 52, Page 37 of the Essex Land Records

Essex Steam Train Events #2
15 Old Deep River Road

First Parcel:

Northerly: By land now or formerly of Richardson and Perrell, 420 feet more or less;
Easterly: By State of Connecticut Route 9; 1008.00 feet more or less;
Southerly: By land now or formerly of the State of Connecticut, 420.00 feet more or less;
Westerly: By the State of Connecticut and Valley Railroad 560.00 feet more or less;