

File Copy 23-14

RECEIVED
12/27/23



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

Application for Special Exception
PART TWO

Owner(s) of Property : ESSEX YACHT CLUB
Address: 13 NOVELTY LANE ESSEX CT 06426
Phone No. 860-767-8121 Email: _____

The Commission is authorized to grant a Special Exception for the use and/or improvement herein proposed by the provisions of Section 10E.1 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. <u>23-14</u>
Date received by ZEO: <u>12/27/23</u>

Signed: Des T. Dwyer Jr. - for the Essex Yacht Club H.C. Choire
Property owner
Dated: 12-27-23

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.

**TOWN OF ESSEX
LAND USE APPLICATION
PART ONE**

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

SPECIAL EXCEPTION	<input checked="" type="checkbox"/>	VARIANCE / APPEAL	_____
SITE PLAN REVIEW	_____	APPROVAL OF LOCATION	_____
INLAND WETLANDS PERMIT	_____	REGULATION TEXT AMENDMENT	_____
INLAND WETLANDS PERMIT - AGENT APPROVAL	_____	ZONE CHANGE	_____
	_____	COASTAL SITE PLAN REVIEW	_____
WETLAND PERMIT TRANSFER	_____	MODIFICATION OF PRIOR APPROVAL	<input checked="" type="checkbox"/>
SUBDIVISION OR RESUBDIVISION	_____	SPECIAL FLOOD HAZARD AREA PERMIT	_____

PROJECT DESCRIPTION:

REMOVE EXISTING ASPHALT DRIVE AND CURB AND REPLACE WITH SOD. INSTALL NEW GRAVEL DRIVE FOR ACCESS TO BOAT SLIPS.

PROJECT NAME: SOUTH LAWN PROJECT.

STREET ADDRESS OF PROPERTY 13 NOVELTY LANE ESSEX CT.

ASSESSOR'S MAP 50 LOT 585-1 LOT SIZE 3.05 ac. DISTRICT _____

APPLICANT ESSEX YACHT CLUB PHONE 860-767-8121

APPLICANT'S AGENT (if any) KEN THOMPSON OR DAVID CAUERNSKY PHONE 914-477-4122
DAVID 860-227-6388

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.

From: Kenneth Thomsen thomsenken@aol.com
Subject: Re: So Lawn
Date: Dec 6, 2023 at 3:13:04 PM
To: KATHLEEN MAHER kmaher3@icloud.com

Sent from my iPhone

On Dec 6, 2023, at 11:32 AM, KATHLEEN MAHER <kmaher3@icloud.com> wrote:

This is an interesting bedding for the driveway. We ran across it on Land Bank property in Nantucket. It looks like it does a pretty good job of keeping the gravel in place. Something to consider?

<IMG_2396.jpg>

<IMG_2395.jpg>

Sent from my iPhone



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:

Date:

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

David T. [Signature] - for the
Essex Yacht Club - LLC Christie

Date:

12-21-23

SECTION No.	DESCRIPTION	PROVIDED			WAIVER REQUEST
		YES	No	N/A	
120A.1	Owner	X			
120A.2	Purchaser Owner's written consent			X	
120A.3	Lessee Owner's written consent			X	
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	X			
120C.4.c	Roadways	X			
120C.4.d	Survey Monuments			X	
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			X	
120C.4.n	Access / Soil / etc.	X			
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			X	
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				
120C.5	Sanitation Letter & Data (see note below)				
120C.6	Multiple Dwelling Projects			X	
120C.7	Non-Commercial Timber Cutting			X	
120C.8	Waiver Requests (written)				
120D	Maps, Drawings, Certification	X			
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				



RUTGUARD™ GEOCELL (OR SIMILAR)

PRODUCT SPECIFICATIONS

MATERIAL PROPERTIES	TEST METHOD	UNIT	TEST VALUE
POLYMER DENSITY	ASTM D 1505	LB/FT (G/CM)	58.4 - 60.2 (0.935-0.965)
ENVIRONMENTAL STRESS CRACK RESISTANCE	ASTM D 5397	HOURS	>400
ENVIRONMENTAL STRESS CRACK RESISTANCE	ASTM D 1693	HOURS	6000
CARBON BLACK CONTENT	ASTM D 1603	% BY WEIGHT	1.5% MINIMUM
NOMINAL SHEET THICKNESS	ASTM D 5199	MIL (MM)	50 (1.27)-5%+10%
TENSILE STRENGTH	ASTM D 6693	LBS / SQ FT	1885

TYPICAL EXPANDED PANEL SECTION	TYPICAL EXPANDED PANEL AREA	TYPICAL EXPANDED CELL SIZE
8'W x 28'L	230 Square Feet	12.6"W x 11.3" L

CELL DEPTH	SEAM PEEL STRENGTH LBF
3"	240
4"	320
6"	480
8"	640

CONTACT US:

info@rutguard.com
346.221.2081

This information is provided for reference purposes only and is not intended as a warranty or guarantee. No Rut, LLC assumes no liability in connection with the use of this information. Check with RutGuard™ for current, standard, minimum quality assurance procedures.

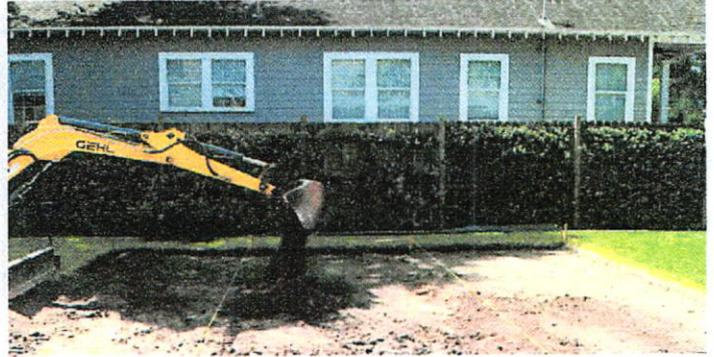


INSTALLATION STEPS

Prior to beginning installation, preparation is key to a successful installation. After taking all measurements, selecting your RutGuard™ product and gathering all other materials you may need for your project, use the steps below as a guide to installing the product.

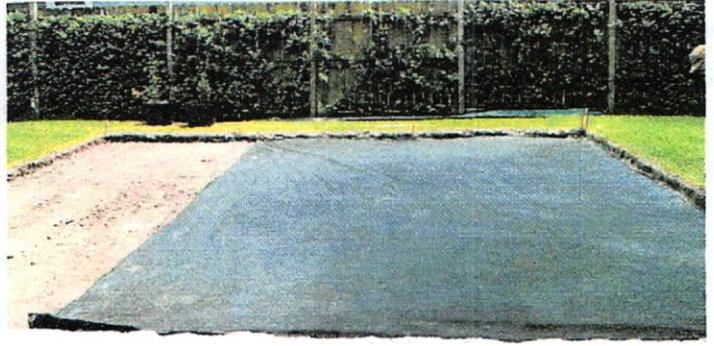
STEP 1: PREPARE SITE

Prepare sub-grade of the installation site by removing rocks and debris from the site, and grading the area if needed. RutGuard™ will mimic the surface that it is placed on top of, so if there are bumps and holes, it will take the same shape.



STEP 2: INSTALL SEPARATION FABRIC

Lay the fabric directly over the prepared surface and cover the entire area of where your RutGuard™ will be installed. Leave roughly 6-inches of fabric along the outside perimeter. The fabric can be cut to size or purchased in specific RutGuard™ sizing on our website.



STEP 3: STAKE AND EXPAND PANELS

Set the panels in place and drive a wooden or rebar stake through the back row of cells. Pull out the panels to the desired length.

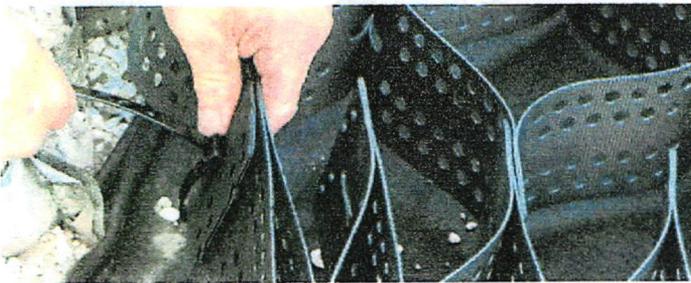


STILL NEED HELP?
info@rutguard.com

FOR MORE INFORMATION, VISIT
WWW.RUTGUARD.COM.

STEP 4: CONNECT PANELS

After expanding the panels, connect the sides using zip ties. Overlap the edges of the panels and run the zip tie through the slot and tighten it.



STEP 5: FILL AND OVERFILL

Fill the panels with your choice of material using a shovel or tractor. Spread material throughout the panel.



STEP 6: COMPACT SURFACE

Compact the surface of your material with a compactor or by using a hand tamper. Repeat process until RutGuard™ material is no longer visible.



FINISHED PRODUCT

The surface is able to be used immediately after installation.

CHECK OUT OUR INSTALLATION VIDEO



www.rutguard.com
youtube.com/rutguard

TELL US ABOUT YOUR PROJECT



info@rutguard.com
346.221.2081





