



**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](http://www.essexct.gov)

Fees: \$135.00 + \$60.00 (DEEP)  
 Make check payable to the Town of Essex

**Application for Special Exception**  
**PART TWO**

Owner(s) of Property : Essex Steam Train Events, LLC  
 Address): 1 Railroad Avenue, P.O. Box 452, Essex, CT 06426  
 Phone No.: (203) 393-6619 Email: mquintin@essexsteamtrain.com

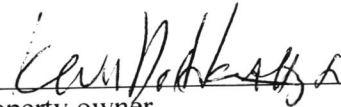
The Commission is authorized to grant a Special Exception for the use and/or improvement herein proposed by the provisions of Section 80A.2(D) & 80A.2(T) of the Essex Zoning Regulations.

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).

<p><b>FOR OFFICIAL USE ONLY:</b></p> <p>Application No. _____</p> <p>Date received by ZEO: _____</p>
--

Signed:   
 Property owner

Dated: 1-26-24



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**Application for Special Exception**  
**PART TWO**

Owner(s) of Property : Essex Steam Train Events #2, LLC  
 Address): 1 Railroad Avenue, P.O. Box 452, Essex, CT 06426  
 Phone No.: (203) 393-6619 Email: mquintin@essexsteamtrain.com

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Signed: *Kenn DeHaven*  
 Property owner

Dated: 1-26-24



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**Application for Special Exception**  
**PART TWO**

Owner(s) of Property : 17 Plains Road, LLC  
 Address): 1 Railroad Avenue, P.O. Box 452, Essex, CT 06426  
 Phone No.: (203) 393-6619 Email: mquintin@essexsteamtrain.com

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**FOR OFFICIAL USE ONLY:**  
 Application No. \_\_\_\_\_  
 Date received by ZEO: \_\_\_\_\_

Signed: *Kevan Rockwell*  
 Property owner  
 Dated: 1-26-24



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Signed: *Karen Pollock*  
Property owner

Dated: 1-26-24

## Appendix A

### Application Checklist for Special Exception

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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	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			X	
120C.4.u	Floor Area / Parking Calculations / Parking Spaces per section .110	X			
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)	X			
120D	Maps, Drawings, Certification				X
101	Gateway Conservation District			X	
102	Coastal Management District			X	
103	Flood Plain District			X	
104	Water Resource District			X	
	Application submitted to town Director of Health or Town Sanitarian for review				