

✓ #10625

Pzc #241

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

RECEIVED
JAN 26 2024

BY: KFB

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

PROJECT DESCRIPTION:

Essex Steam Train Events seeks to conduct seasonal outdoor events on parcels at 11 Old Deep River Road and 15 Old Deep River Road. Guest parking will be on properties at 15 and 17 Plains Road (see attached Statement of Use).

PROJECT NAME: Essex Steam Train Events

STREET ADDRESS OF PROPERTY See attached for addresses and map/lot, lot size and district information.

ASSESSOR'S MAP _____ LOT _____ LOT SIZE _____ DISTRICT _____

APPLICANT Essex Steam Train Events, LLC, 1 Railroad Avenue, 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 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.

ADDENDUM TO APPLICATION FOR SPECIAL EXCEPTION

Essex Steam Train Events

<u>Property Owner</u>	<u>Address of Property</u>	<u>Map / Lot</u>	<u>Lot Size</u>	<u>District</u>
Essex Steam Train Events, LLC	11 Old Deep River Road	44 / 001	9.05 Acres	C
Essex Steam Train Events #2, LLC	15 Old Deep River Road	34 / 003	5.03 Acres	C
17 Plains Road, LLC	15 Plains Road	45 / 003 / 01	2.16 Acres	LI
17 Plains Road, LLC #2	17 Plains Road	45 / 003	0.63 Acres	LI

STATEMENT OF USE

11 Old Deep River Road, Essex, CT

15 Old Deep River Road, Essex, CT

January 26, 2014

Essex Steam Train Events, LLC (owner of 11 Old Deep River Road) and Essex Steam Train Events #2, LLC (owner of 15 Old Deep River Road) which are affiliated with The Valley Railroad Company ("Valley Railroad") are seeking a special exception permit to use the properties at 11 Old Deep River Road which is a nine (9) acre parcel on the south side of the train line and 15 Old Deep River Road which is a five (5) acre parcel on the north side of the train line for events on the properties.

The properties would be used as accessory to the Essex Steam Train for entertainment type activities, some of which are currently being held on the Valley Railroad properties at Essex Station on Plains Road. Events on the Old Deep River Road properties would include music and theater productions, wedding ceremonies along with seasonal events including pumpkin patch and easter egg hunt. Wedding receptions will take place at Essex Station.

The events would include accessory facilities such as food service, concessions, and rest rooms. The properties will be used in the current state without any permanent improvements. No trees will be removed. Access to the properties is located along a gated driveway off of Old Deep River Road. The driveway is available for emergency access and limited vendor access. All guests attending the events will arrive by train departing from Essex Station.

Parking for guests of the events will take place at 15 Plains Road and 17 Plains Road – the parking for Valley Railroad and Essex Station. The parking lots on those properties can accommodate over 350 cars. Garbage removal will be accommodated by trash receptacles brought to the site during events and removed following the event. Temporary lighting will be used – string lights powered by generator. Restrooms will be provided either on the train or temporary trailers. Hand washing stations will be provided for all events. Time of operation is consistent with the steam train operation, which is Wednesday through Saturday.

Estimated schedule of events:

- Easter Egg Hunt - - 2 weekends before Easter
- Stage show - The Hideaway Circus – weekend in June
- Pumpkin Patch – 3 weekend in Fall
- Weddings – 2 per month from May through September





Property Owners Abutting & Directly Across Street from 11 Old Deep River Road

Albanis Michael & Anna
139 Shore Road
Clinton, CT 06413
Map 44, Lot 020

Bakewell Lucy A.
45 Main Street
Centerbrook, CT 06409
Map 44, Lot 042

Bruso Paula
5 Deep River Road
Centerbrook, CT 06409
Map 44, Lot 043

Essex Forge LLC
13 Sunset Terr.
Essex, CT 06426
Map 44, Lot 002

Essex Ambulance Assoc.
P.O. Box 233
Ivoryton, CT 06442
Map 44, Lot 021

Noble Edward S. Jr.
P.O. Box 843
Essex, CT 06426
Map 44, Lot 030

Debartolo Robert A. & Miller Mair
43 Main St.
Centerbrook, CT 06409
Map 44, Lot 031

Dejusus Andrea & Danny
23 Deep River Rd
Centerbrook, CT 06409
Map 34, Lot 013/01

Hoadley Spencer L. & Elizabeth P.
P.O. Box 3
Centerbrook, CT 06409
Map 34, Lot 013

375 Middlesex Turnpike LLC
P.O. Box 995
Essex, CT 06426
Map 34, Lot 006

Morris Gail M.
P.O. Box 65
Centerbrook, CT 06409
Map 44, Lot 024

Smith Patrick Andrew &
Oderkerken Michelle
13 Deep River Rd.
Centerbrook, CT 06409
Map 44, Lot 045

Esposito, Michael
11 Deep River Rd.
Centerbrook, CT 06409
Map 34, Lot 008

Lovejoy Estate Sales LLC
19 Deep River Rd.
Centerbrook, CT 06409
Map 34, Lot 008

Essex Steam Train Events #2, LLC
1 Railroad Ave.
Essex, CT 06426
Map 34, Lot 003

State of Connecticut
79 Elm Street
Hartford, CT 06106
Map 34, Lot 004
Map 26, Lots 039 and 041

Carlson Jada & O'Connor Edward Co-
Trustees
15 Mack Lane
Essex, CT 06426
Map 33, Lot 001

Property Owners Abutting & Directly Across Street from 15 Old Deep River Road

State of Connecticut
79 Elm Street
Hartford, CT 06106
Map 34, Lot 004

Essex Steam Train Events #2, LLC
One Railroad Avenue
Essex, CT 06426
Map 34, Lot 002

Essex Steam Train Events, LLC
P.O. Box 452
Essex, CT 06426
Map 44, Lot 001

Property Owners Abutting & Directly Across Street from 15 Plains Road

17 Plains Road LLC #2
One Railroad Avenue
Essex, CT 06426
Map 45, Lot 003

21 Plains Road LLC
1 Smith St. Bldg. B. Ste. 101
Norwalk, CT 06851
Map 45, Lot 014

Macbeth Ventures LLC
6 Main St. Suite 312
Centerbrook, CT 06409
Map 33, Lot 028

JFK Realty LLC
37 Plains Road
Essex, CT 06426
Map 45, Lot 020

Northbound Nine LLC
192 Westbrook Road
Essex, CT 06426-1511
Map 45, Lot 017

Gracilda Dmello
567 Ballfall Road
Middletown, CT 06457
Map 45, Lot 012

Property Owners Abutting & Directly Across Street from 17 Plains Road

Macbeth Ventures LLC
6 Main St. Suite 312
Centerbrook, CT 06409
Map 33, Lot 028

17 Plains Road LLC
P.O. Box 452
Essex, CT 06426
Map 45, Lot 003/01

JFK Realty LLC
37 Plains Road
Essex, CT 06426
Map 45, Lot 020

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).

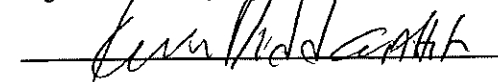
Said sign shall not be removed until after the public hearing has concluded. (August 1, 2007)

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



Date:

1-26-24



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 (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).

FOR OFFICIAL USE ONLY:
Application No. _____
Date received by ZEO: _____

Signed: *Kevin P. Adams*
 Property owner
 Dated: 1-26-21



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 (DEEP)
 Make check payable to the Town of Essex

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

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.

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FOR OFFICIAL USE ONLY:
Application No. _____
Date received by ZEO: _____

Signed: *Kim DeHayes*
 Property owner
 Dated: 1-26-24



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 (DEEP)
Make check payable to the Town of Essex

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

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.

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FOR OFFICIAL USE ONLY:
Application No. _____
Date received by ZEO: _____

Signed: *Kieran Rock*
Property owner
Dated: 1-26-24



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 (DEEP)
 Make check payable to the Town of Essex

Application for Special Exception
PART TWO

Owner(s) of Property : 17 Plains Road #2, 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.

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FOR OFFICIAL USE ONLY: Application No. _____ Date received by ZEO: _____

Signed: *Kevin Pollock*
 Property owner
 Dated: 1-26-24

Appendix A

Application Checklist for Special Exception

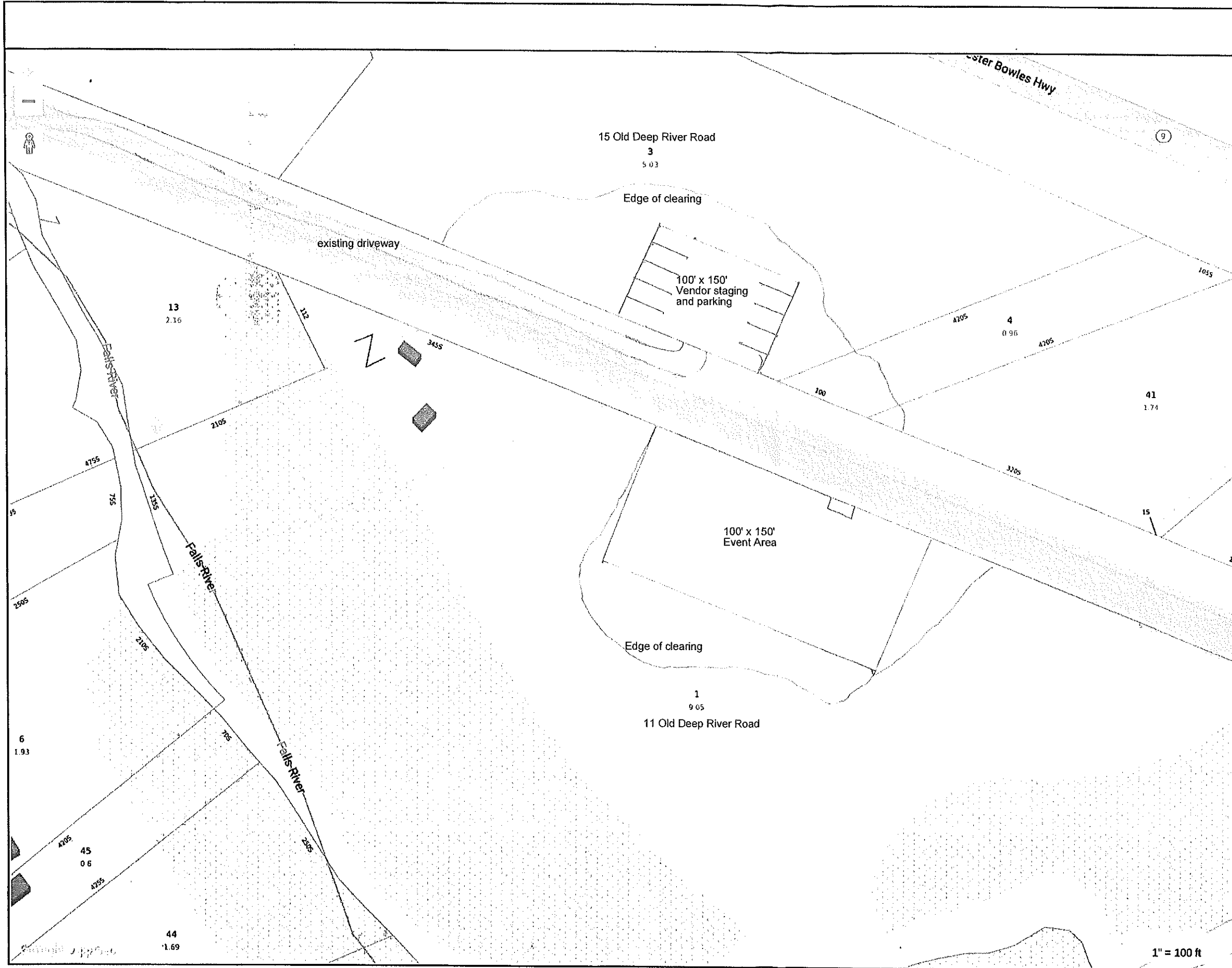
This checklist is to be completed by the applicant(s) and submitted to the Commission along with a completed application for Special Exception. Information should also appear on the site development plan and within the support documents as appropriate. No section may be left incomplete. Where no area 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.

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				



**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.

Essex Steam Train Events
11 & 15 Old Deep River Road
Site Plan
January 25, 2024