

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

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

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

PROJECT DESCRIPTION:

A proposed one-bedroom sleeping unit on the second floor, residential use "R"2, 850 sq.ft.
with single exit dedicated stair to the outside, located within Unit 3A existing office,
commercial type "B".

PROJECT NAME: 190 Westbrook Rd Apartment

STREET ADDRESS OF PROPERTY 190 Westbrook Rd., Essex

ASSESSOR'S MAP 79 LOT 34-01 LOT SIZE 31,186 sq ft DISTRICT C

APPLICANT David Bikerman
PHONE (646) 508-4687 cell

APPLICANT'S AGENT (if any) _____
PHONE _____

ENGINEER.SURVEYOR/ARCHITECT Vincent Stella Architect, Robert Simoni Surveyor
PHONE (860) 399-1800

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.



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) ^{✓#130} ~~\$195.00~~
 Make check payable to the Town of Essex

Application for Site Plan Review
 PART TWO

Owner(s) of Property : Tiffany Brook Condominium Association Inc. / Sunny Day Old Saybrook LLC

Address): 190 Westbrook Rd, Essex

Phone No.: (646) 508-4687 Email: davidbik@icloud.com

The Commission is authorized to grant a site plan approval for the use and/or improvement herein proposed by the provisions of Section 45-1 of the Essex Zoning Regulations.

Accompanying this application form is:

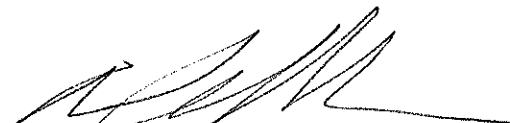
- A) A complete and comprehensive statement describing the proposed changes in use and/or improvements for which the amendment is requested;
- B) A complete legal description of the premises involved, identifying boundaries by metes and bounds or by courses and distances;
- C) A list of names and addresses, 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 Plans 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 regulations.

FOR OFFICIAL USE ONLY:
 Application No. 24-8
 Date received by ZEO: 3/21/24

Signed: [Signature]
 Property owner
 Dated: March 26, 2024

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)			X	
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	X			


revised 9/1/2021

March 26, 2024

NOTE: A SIGN IS REQUIRED TO BE POSTED ON THE PREMISES RE: SECTION 118A.6. STANDARDS OF THE ZONING REGULATIONS AS FOLLOWS:

118C. TIME LIMITS. The commission may, but is not required, to hold a public hearing on an application for site plan approval, and shall hold a public hearing only if it determines that the application is of considerable public interest. If no public hearing is held, the commission may, in its discretion, allow written or oral comment from interested parties at or prior to a meeting of the commission to consider the application. If a public hearing is conducted, legal notice thereof shall be provided as required by statute. Whether or not a public hearing is held on the application, the commission shall render its decision on such application within sixty-five days of receipt thereof, except that, the applicant may consent to one or more extensions of such period, provided the total period of any such extension or extensions shall not exceed sixty-five days or may withdraw such application.

If an application involves an activity regulated pursuant to Connecticut General Statutes Section 22a-36 to 22a-45, inclusive, (inland wetlands and watercourses) and the time for a decision by the commission established pursuant to this section would elapse prior to the thirty-fifth day after a decision by the inland wetlands agency, the time period for a decision shall be extended to thirty-five days after the decision of such agency, and the commission shall consider the decision of such agency. The provisions of this subsection shall not be construed to apply to any extension consented to by an applicant or petitioner.

Not less than fifteen days prior to the commencement of the regular meeting or 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 Site Plan approval for which a regular meeting 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).

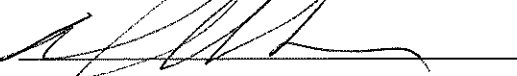
Said sign shall not be removed until after the public hearing has concluded. (August 1, 2007)

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.

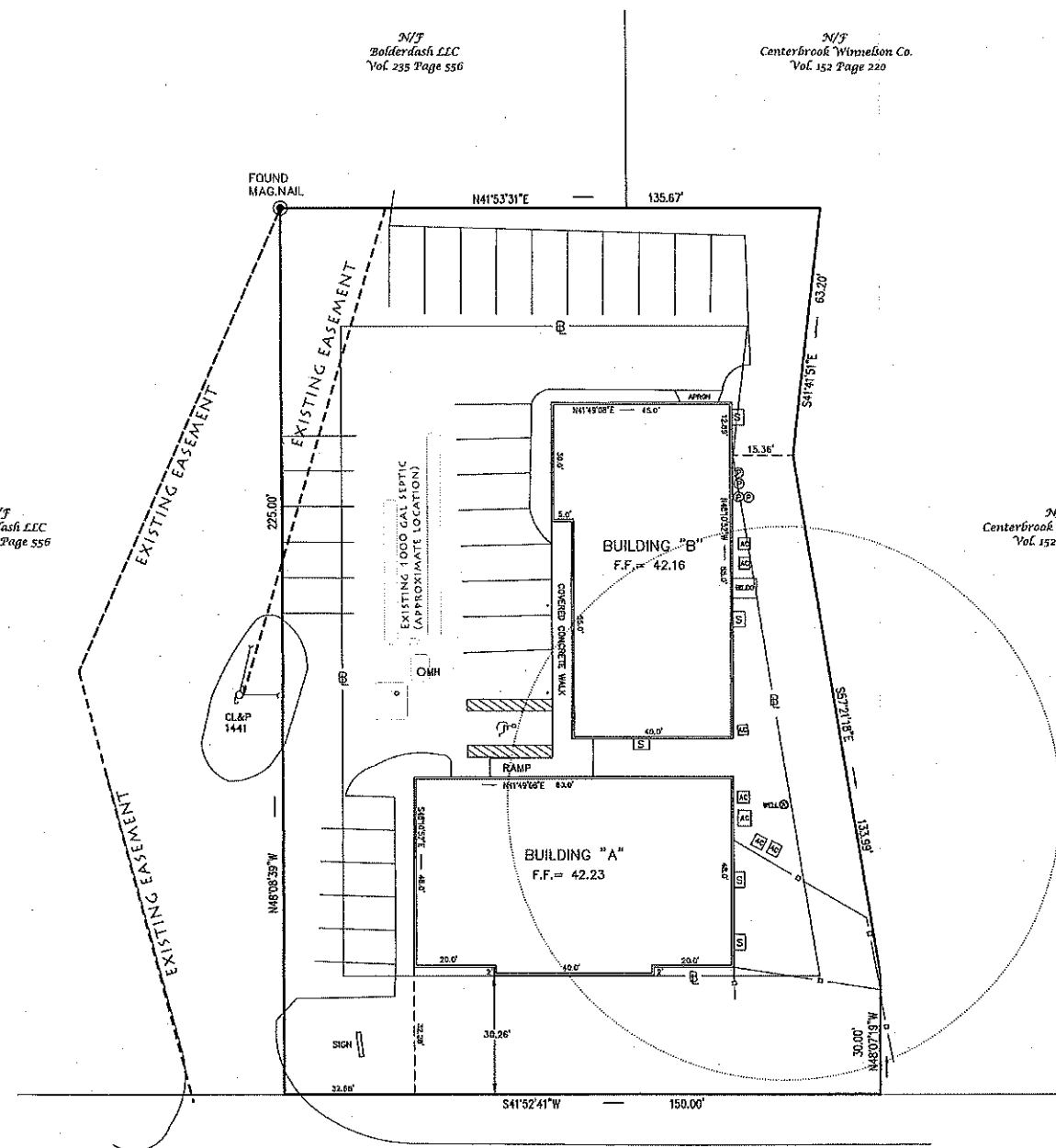
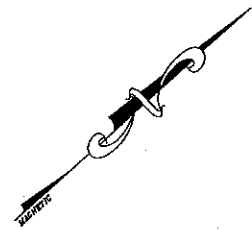
This checklist is a guide to assist the applicant(s). It does not relieve the applicant from the responsibility of being familiar with the Town of Essex Zoning Regulations and submitting a complete application.

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: March 26, 2024



N/T
Bolderdash LLC
Vol. 235 Page 556

N/T
Centerbrook Wilmelton Co.
Vol. 152 Page 220

N/T
Bolderdash LLC
Vol. 235 Page 556

N/T
Centerbrook Wilmelton C
Vol. 152 Page 220

NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARY AND BUILDING LOCATIONS.
2. TOTAL AREA OF SUBJECT PROPERTY EQUALS 31,186 S.F. - 0.72 ACRES.
3. SUBJECT PROPERTY LIES IN ZONING DISTRICT C - (COMMERCIAL).
4. PROPERTY IS SUBJECT TO AN CL&P EASEMENT AS SHOWN ON REFERENCE MAP "B".

REFERENCE MAPS

- A. TOWN OF ESSEX TAX MAP 79 LOT 034-01.
- B. "TUFFANY BROOK CONDOMINIUM" SURVEY PLAN-EXHIBIT TO A DECLARATION OF CONDOMINIUM-CONN. ROUTE 153-ESSEX, CONNECTICUT-DATED: DECEMBER 22, 1986-SCALE: 1"=40'-DECLARANT: HERBERT T. CLARK III-PREPARED BY DONALD R. CARLSON-REGISTERED LAND SURVEYOR.

Septic Flow Calculations

AS BUILT			
UNIT	SQ FT	Occupants	Flow (gpd)*
1A	1750	4	175
2A	1500	4	150
3A	3000	7	300
1B	946	3	94.6
2B	946	2	94.6
3B	946	3	94.6
TOTAL	9088	23	908.8

PROPOSED			
UNIT	SQ FT	Occupants	Flow (gpd)*
1A	1750	4	175
2A	1500	4	150
3A	2050	5	205
1BR Apt 3A1	850	2	150
1B	946	3	94.6
2B	946	2	94.6
3B	946	3	94.6
TOTAL	8988	23	983.8

LEGEND

○12"	IRON PIPE RECOVERED
○12"	IRON PIN RECOVERED
□12"	MERESTONE RECOVERED
□12"	CONNECTICUT HIGHWAY MONUMENT RECOVERED
⊙	DRILL HOLE RECOVERED
●	IRON PIN TO BE SET
○	DRILL HOLE TO BE SET
□	MONUMENT TO BE SET
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	BUILDING LINE
---	WATER LINE
---	UTILITIES (PHONE,ELEC,CABLE TV,ETC.)
---	UTILITY POLE
---	STONE WALL
---	WIRE FENCE
---	TREE LINE / LIMITS OF CLEARING

NOTES:
 * per CONNECTICUT PUBLIC HEALTH CODE
 Regulations and Technical Standards for Subsurface Sewage Disposal Systems
 Table 4 - Estimated daily sewage flow from non-residential buildings and residential institutions

WESTBROOK ROAD - ROUTE 153

THIS MAP AND SURVEY CONFORMS TO A CLASS A-2 SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS SUBSTANTIALLY CORRECT AS NOTED HEREON (SEE NOTE 1).

Robert C. Simoni
 ROBERT C. SIMONI, L.S. LS No. 17254

DRAWN BY: RCS		DATE: DECEMBER 1, 2023	
1	3/25/2024	SEPTIC CALCULATIONS ADDED PER DAVID BIKEHMAN	
NO.	DATE	DESCRIPTION	BY
REVISIONS			

ROBERT C. SIMONI
 LICENSED LAND SURVEYOR
 P.O. BOX 191-OLD SAYBROOK, CONNECTICUT 06475
 TEL. 860-304-6920 simoni@rjpcvl.com

GRAPHIC SCALE

TITLE:
 PROPERTY SURVEY
 LAND OF
 190 WESTBROOK ROAD LLC
LOCATION: 190 WESTBROOK ROAD-ESSEX, CONNECTICUT

SHEET NUMBER
 1
 OF
 1
 BS-190WESTBROOKRD.dwg

BUILDING AREA : 3,920 SQ. FOOTPRINT
 BUILDING AREA 2ND FLOOR : 3,000 SQ. FOOTPRINT

MIXED USE OCCUPANCY : 1ST FLOOR - "B" BUSINESS SECT. 303.1
 2ND. FLOOR PARTIAL R-2 RESIDENTIAL SECT. 310.1

USE GROUP "B" LESS THAN 50 OCCUPANTS SECTION 304
 USE GROUP "R2" LESS THAN 10 OCCUPANTS SECTION 310

407.14.2.2 AUTOMATIC FIRE SPRINKLER SYSTEM

BUILDING TYPE IV (4)

SECTION 508.0 / TABLE 508.4 OCCUPANCY SEPARATION 2HR.

- THIS TABLE IS USED FOR R-2 OCCUPANCIES CONSISTING OF DWELLING UNITS. FOR R-2 OCCUPANCIES CONSISTING OF SLEEPING UNITS, USE TABLE 1006.3.3(2).
- TABLE 1006.3.4(2) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES STORY OCCUPANCY MAXIMUM OCCUPANT LOAD PER STORY

MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET)

FIRST STORY ABOVE OR BELOW GRADE PLANE A, BB, E FB, M, U	OCCUPANCY LD.	EXIT TRAV. DISTANCE
H-2, H-3	49	15
H-4, H-5, I, R-1, R-2A, C	3	25
SB, D	10	15
SB, D	29	15
SECOND STORY ABOVE GRADE PLANE B, F, M, SD	29	15

EXIT ACCESS TRAVEL DISTANCE / TABLE 1017.2- 200 FT. BUSINESS USE

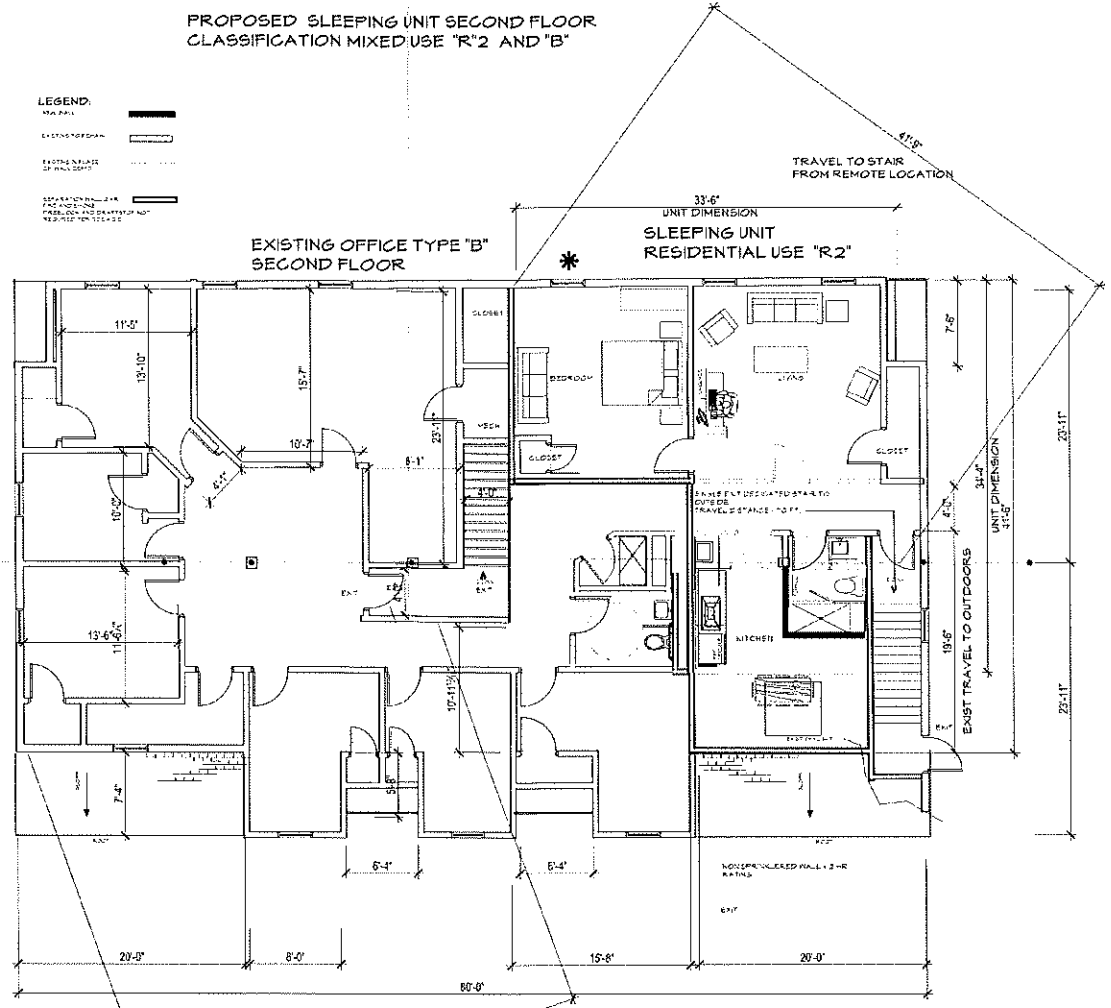
903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL NEWLY CONSTRUCTED BUILDINGS WITH A GROUP R FIRE AREA OR IN EXISTING BUILDINGS THAT HAVE A GROUP R FIRE AREA NEWLY INTRODUCED BY CHANGE OF OCCUPANCY, OCCUPANCY GROUP DESIGNATION OR BY AN ADDITION.

EXCEPTIONS:
 1. GROUP R-1 BED AND BREAKFAST ESTABLISHMENTS.

2. IN EXISTING BUILDINGS FOUR STORIES OR LESS IN HEIGHT CONTAINING NOT MORE THAN FOUR DWELLING UNITS

WHERE DWELLING UNITS ARE ADDED TO AN EXISTING GROUP R USE THAT DOES NOT INVOLVE A PHYSICAL INCREASE IN THE HEIGHT OR AREA OF THE BUILDING AND WHERE EACH DWELLING UNIT HAS EITHER:

- 2.1. AN EXIT DOOR DIRECTLY TO THE EXTERIOR AT A LEVEL OF EXIT DISCHARGE.
- 2.2. DIRECT ACCESS TO AN EXTERIOR STAIR SERVING A MAXIMUM OF TWO DWELLING UNITS ON THE SAME STORY, OR
- 2.3. DIRECT ACCESS TO AN INTERIOR STAIR SERVING ONLY THAT DWELLING UNIT AND SEPARATED FROM ALL OTHER PORTIONS OF THE BUILDING WITH 1-HOUR FIRE-RESISTANCE-RATED FIRE BARRIERS.
- 3. EXISTING BUILDINGS CONVERTED PRIOR TO JUNE 15, 1994, FROM A ONE- OR TWO-FAMILY BUILDING OR GROUP R-3 TO GROUP R-2 CONTAINING NOT MORE THAN FOUR DWELLING UNITS.
- 4. HORIZONTAL ADDITIONS CONTAINING A NEWLY INTRODUCED GROUP R OCCUPANCY THAT ARE ADDED TO EXISTING BUILDINGS SHALL BE REQUIRED TO HAVE AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN THE ADDITION ONLY IF THE ADDITION IS COMPLETELY SEPARATED FROM THE EXISTING BUILDING BY FIRE BARRIERS WITH A MINIMUM 1-2 HOUR FIRE-RESISTANCE RATING.
- 5. IN A BUILDING WITH A MAXIMUM OF TWO DWELLING UNITS WHERE:
 - 5.1. EACH DWELLING UNIT HAS A DIRECT INDEPENDENT EXIT TO GRADE.
 - 5.2. THE EXIT(S) AND DWELLING UNITS ARE SEPARATED FROM ANY NONRESIDENTIAL OCCUPANCY BY A MINIMUM 1-HOUR FIRE-RESISTANCE-RATED SEPARATION.
 - 5.3. THE NONRESIDENTIAL OCCUPANCY IS PROTECTED BY AN AUTOMATIC FIRE DETECTION AND ALARM SYSTEM WITH NOTIFICATION IN THE DWELLING UNIT(S). THE USE OF ANY EXCEPTIONS IN THIS SECTION SHALL NOT NEGATE THE REQUIREMENTS OF CHAPTER 10.



GENERAL WINDOWS AND GLAZING- 52 UNIT

* WINDOW IDENTIFIED ASTERISK WINDOW SHALL CONFORM TO SECTIONS EMERGENCY ESCAPE AND RESCUE:

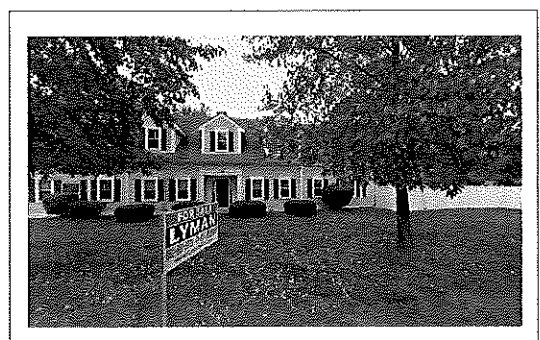
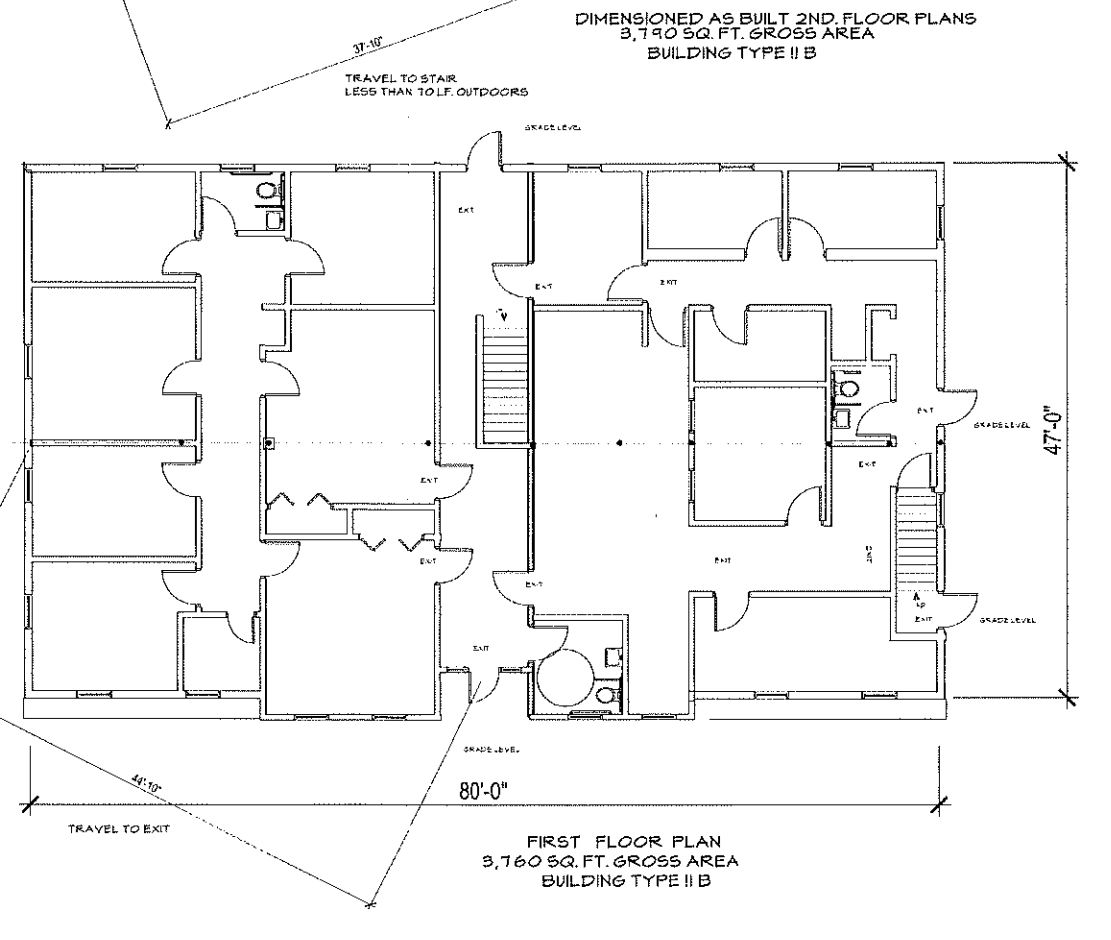
§310 SLEEPING AREAS §310.1 EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED MEET 5.7 SQ. FT. NET AREA WITH A SILL HT. OF NOT MORE THAN 44 INCHES.

OPENING HEIGHT AND OPERATIONAL REQUIREMENT OF THE "R2" FOR SLEEPING AREAS FROM THE INSIDE SHALL NOT BE LESS THAN 24 INCHES IN HEIGHT AND 20 INCHES NET CLEAR IN WIDTH

§312 GUARDS AND FALL PROTECTION WINDOW SILLS SHALL BE A MIN. OF 24" AFF.

GLAZED AREA OF DOORS OR WINDOWS SHALL BE TEMPERED WHEN LOWER THAN 18" AFF.

GROSS AREA : 950 SQ.FT.
 UNIT NET SQ. FT. = NET < 850 SQ.FT.



VIEW FROM EAST SIDE WESTBROOK ROAD

REVISIONS

NO.	DATE	DESCRIPTION

DAVID BIKERMAN
 BUSINESS / RESIDENTIAL USE BUILDING
 190 WESTBROOK ROAD, ESSEX CT.
 RT.153

PROPOSED SLEEPING QUARTERS
 BUSINESS BUILDING
 190 WESTBROOK ROAD, ESSEX CT.
 RT.153

VINCENT L. STELLA, NCARB
 ARCHITECT, LLC
 1805 BOSTON POST ROAD,
 WESTBROOK, CONNECTICUT 06498
 PHONE (860) 399-1800 E-MAIL:
 VSTELLA_AIA@COMCAST.NET

DATE	12.12.20
DESIGNED BY	
DRAWN BY	
REVISIONS	

A-1