

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:

Propose to construct a 2-story 5,856 square foot house and attached garage plus a detached 1,619 square foot 1 3/4 story garage with ADU above on this 2 acre parcel.

PROJECT NAME: Slomkowski Residence and Carriage House

STREET ADDRESS OF PROPERTY 63 South Main Street, Lots 2 & 3

ASSESSOR'S MAP 46 LOT 33 LOT SIZE 81,074 sq. ft DISTRICT RU

APPLICANT Jan Slomkowski

PHONE 203-605-5375

APPLICANT'S AGENT (if any) Chet Blue, Contractor

PHONE 203-927-8446

ENGINEER.SURVEYOR/ARCHITECT Denise VonDassel, KV designs, architect

PHONE 860-388-2210

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.

RECEIVED
4/30/24

K V

d e s i g n s

Denise Von Dassel, Architect

859 Middlesex Turnpike ~ Old Saybrook, CT 06475

ph(860) 388-2210 ~ e-mail: kvdesigns.arch@gmail.com website: www.kv-designs.com

April 29, 2024

Carey Duques
Land Use Official
Town of Essex
29 West Avenue
Essex, CT 06426

Re: New single family residence and carriage house, 63 South Main Street, lots 2 & 3, Essex, CT

Dear Carey,

Enclosed please find an Application for Site Plan Review together with a modified survey, architectural plans and site photos. Tom Stevens' office is currently developing the full site plan for the May 7th meeting.

We understand the P&Z Commission will determine whether this will be a site plan review or a special permit application under Section 101. The proposed property is a minimum of 200-ft from the nearest portion of South Cove, and primarily two to three lots removed. It's also higher in elevation from Mack Lane to the east. Under Section 101.J, a lot with structures exceeding 4,000 square feet in total floor area may have a site plan in lieu of Special Permit if it can be demonstrated that the proposed structure or structures will not be significantly visible from the Connecticut River due to an intervening land mass or existing permanent structure or structures. There are some dense mature vegetation and buildings between this property and both Middle and South Coves.

We are proposing to construct a 5,856 square foot two story single family residence and detached two story 1,619 square foot carriage house with ADU above on the 2-acre property. We would like to be added to the May 7th agenda to clarify/confirm what application the P&Z Commission wants to review at it's June meeting.

Thank you for your consideration.

Best regards,



Denise VonDassel



TOWN OF ESSEX
Planning and
Zoning Commission
 29 West Avenue
 Essex, CT 06426
 860-767-4340 x 115 Fax: 860-767-8509

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

www.essexct.gov

Application for Site Plan Review
 PART TWO

Owner(s) of Property : JAN SLOMKOWSKI
 Address: 4384 WHITNEY AVE HAMDEN, CT 06518
 Phone No.: 203-605-5375 Email: janski78@aol.com

The Commission is authorized to grant a site plan approval for the use and/or improvement herein proposed by the provisions of Section 101J 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. 24-9
 Date received by ZEO: 4/30/24

Signed: *[Signature]*
 Property owner
 Dated: 4/30/24

Appendix A

Application Checklist for Site Plan Review

This checklist is to be completed by the applicant(s) and submitted to the Commission along with a completed application for Site Plan Review. 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 118A.3. 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 Site Plan Review 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				
120A.2	Purchaser Owner's written consent				
120A.3	Lessee Owner's written consent				
120B	Application Documents- 15 copies				
120C.1	Description of Premises				
120C.2	List of Neighboring Owners				
120C.3	Statement of Use				
120C.4	Site Development Plan				
120C.4.a	Owner / Applicant Name				
120C.4.b	Plan Data				
120C.4.c	Roadways				
120C.4.d	Survey Monuments				
120C.4.e	Municipal / District Boundaries				
120C.4.f	Easements / R-O-W / etc.				
120C.4.g	Wetlands and Watercourses				
120C.4.h	Total Premise Area Use				
120C.4.i	Building / Lot Coverage				
120C.4.j	Location / Setback Data				
120C.4.k	Building / Structure Dimension Signs and Lighting				
120C.4.l	Roadways and Parking				
120C.4.m	Infrastructure Data				
120C.4.n	Access / Soil / etc.				
120C.4.o	Water Supply / Septic Systems				
120C.4.p	Land Contours / Topography (_____ foot intervals)				
120C.4.q	Wetlands / Watercourses				
120C.4.r	Soils Classifications				
120C.4.s	Grading / Filling Limits / Erosion and Sediment Control				
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				
120C.7	Non-Commercial Timber Cutting				
120C.8	Waiver Requests (written)				
120D	Maps, Drawings, Certification				
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				

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: _____

ID	Site Address	Owner Name
46-032	59 SOUTH MAIN ST	ESSEX VILLAGE REAL ESTATE LLC
50-009	26 MACK LA	GREENBERG PHYLLIS S & PAUL B TRUSTEES OF
51-004-05	SOUTH MAIN ST 1/4	HAYES DAVID N & KAREN O
50-011	28 MACK LA	KRALL PHILLIP
51-004-05	SOUTH MAIN ST 1/4	POWERS DENNIS W & VERITY A
51-004-01	67 SOUTH MAIN ST	POWERS DENNIS W & VERITY A
51-004-05	SOUTH MAIN ST 1/4	COOK GREGORY M & NANCY A
51-004-05	SOUTH MAIN ST 1/4	PERL SUSAN A
51-003	69 SOUTH MAIN ST	TAGATAC MICHAEL H & DOUGLAS THERESA ANNE
50-010	24 MACK LA	SCHOONMAKER JUDITH D & RAYMOND B
46-024	6 MACK LA	FORD CHRISTOPHER M & ROYCE SANDRA EVE (JT)
46-031	22 MACK LA	MCFADDEN DANA DAVISON TR

Co-Owner Name	Owner Address	Owner Cit	Own	{ownerState}
	59 SOUTH MAIN ST	ESSEX	CT	06426
THE PHYLLIS S GREENBERG TRUST AGMT	26 MACK LA	ESSEX	CT	06426
	69 SAYBROOK RD	ESSEX	CT	06426
	28 MACK LA	ESSEX	CT	06426
	67 SOUTH MAIN ST	ESSEX	CT	06426
	67 SOUTH MAIN ST	ESSEX	CT	06426
	75 SOUTH MAIN ST	ESSEX	CT	06426
	71 SOUTH MAIN ST	ESSEX	CT	06426
	PO BOX 474	ESSEX	CT	06426
	24 MACK LA	ESSEX	CT	06426
	6 MACK LA	ESSEX	CT	06426
	22 MACK LA	ESSEX	CT	06426

SCHEDULE A

All that certain piece or parcel of land shown as Lot 2 Area = 40,537 S.F. +/- = 0.93 AC. +/- on a map entitled "RECORD SUBDIVISION PLAN PROPERTY OF ESSEX HOUSE LLC 63 SOUTH MAIN STREET ESSEX, CONNECTICUT DATE: APRIL 5, 2023 REVISION: 5-30-23 SCALE: 1" = 20' SHEET 1 of 3" prepared by Angus McDonald Gary Sharpe & Associates, Inc. Said parcel is more particularly bounded and described as follows:

Beginning at a point on the eastern side of South Main Street, which point is the northwestern corner of the property described herein; thence running South 64° 42' 23" East, a distance of 226.25 feet to a point; thence running South 65° 05' 53" East, a distance of 67.79 feet to a point; thence running South 65° 05' 53" East, a distance of 58.14 feet to a point; thence running South 64° 17' 18" East, a distance of 69.24 feet to a point; thence turning and running South 15° 33' 55" West, a distance of 118.50 feet to a point; thence turning and running North 70° 36' 47" West, a distance of 265.83 feet to a point; thence turning and running North 34° 05' 50" East, a distance of 124.00 feet to a point; thence turning and running North 63° 46' 51" West, a distance of 180.00 feet to a point along South Main Street; thence turning and running North 33° 52' 06" East, a distance of 25.28 feet to the point and place of beginning.

Together with Declaration of Easement for Driveway and Utilities dated 9/20/2023 and recorded in Volume 354 at Page 687 of the Essex Land Records.

Received For Record

Gronne M. Rozgrad

01/23, 2024

Assist. Town Clerk, Essex, CT

12:45 P.M.

SCHEDULE A

All that certain piece or parcel of land shown as Lot 3 Area = 40,537 S.F. +/- = 0.93 AC. +/- on a map entitled "RECORD SUBDIVISION PLAN PROPERTY OF ESSEX HOUSE LLC 63 SOUTH MAIN STREET ESSEX, CONNECTICUT DATE: APRIL 5, 2023 REVISION: 5-30-23 SCALE: 1" = 20' SHEET 1 of 3" prepared by Angus McDonald Gary Sharpe & Associates, Inc. Said parcel is more particularly bounded and described as follows:

Beginning at a point on the eastern side of South Main Street, which point is the northwestern corner of the property described herein; thence running South 64° 30' 55" East, a distance of 155.00 feet to a point; thence running South 70° 52' 40" West, a distance of 29.31 feet to a point; thence turning and running North 31 ° 39' 52" East, a distance of 97.98 feet to a point; thence turning and running South 70° 36' 47" East, a distance of 265.83 feet to a point; thence turning and running South 15° 33' 55" West, a distance of 114.24 feet to a point; thence turning and running North 72° 54' 50" West, a distance of 81.15 feet to a point; thence running North 71 ° 41' 50" West, a distance of 168.47 feet to a point; thence running North 70° 52' 40" West, a distance of 50.39 feet to a point; thence running North 70° 52' 40" West, a distance Of 45.62 feet to a point; thence running North 64° 30' 55" East, a distance of 160.06 feet to a point along South Main Street; thence turning and running North 33° 52' 06" West, a distance of 25.27 feet to the point and place of beginning.

RECEIVED FOR RECORD

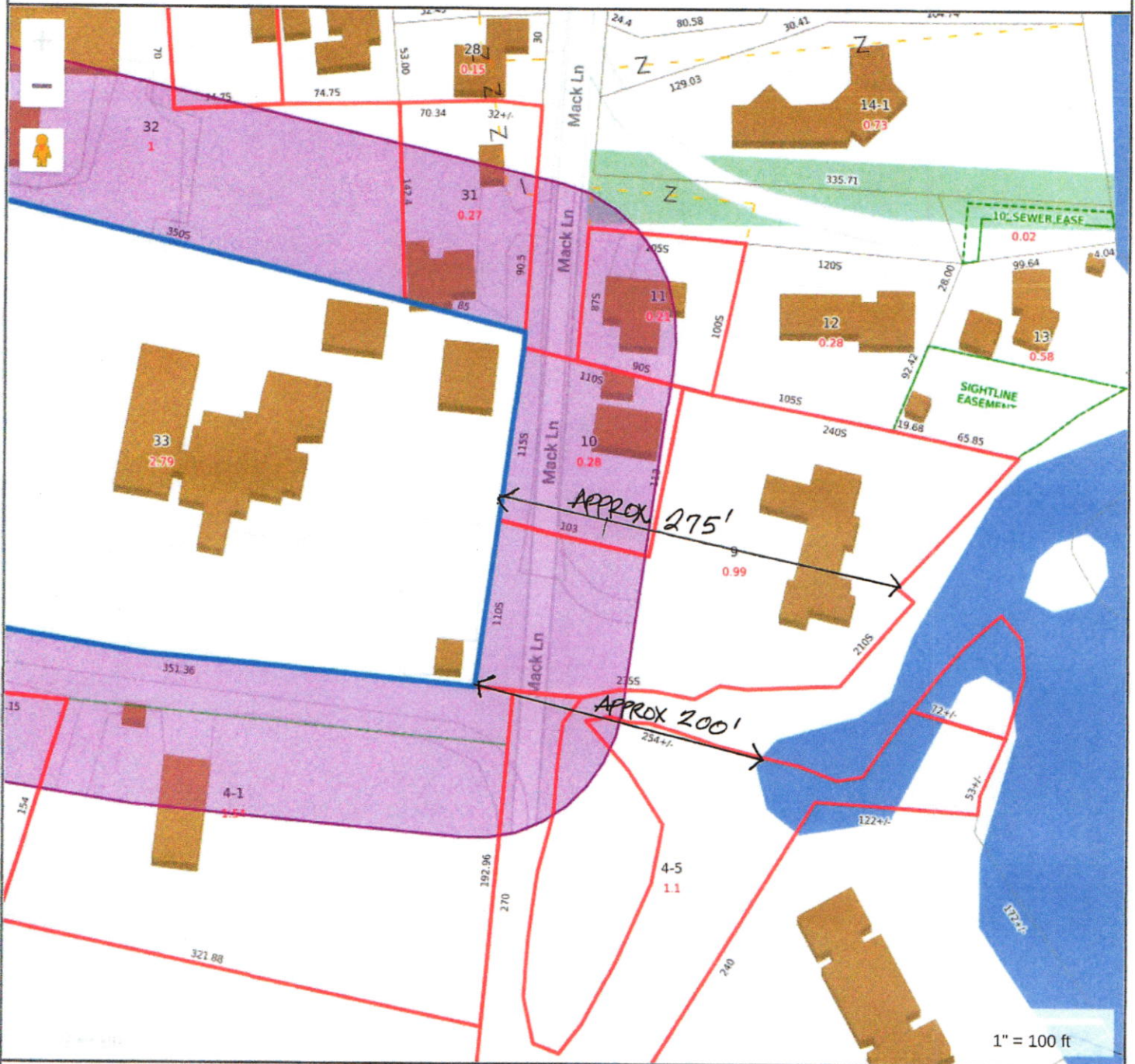
1/23/2024 at

12:52

ESSEX, CT TOWN CLERK

PO1

63 South Main Street Essex



Property Information

Property ID 46 33
 Location 63 SOUTH MAIN ST
 Owner CREHAN KEITH M



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.