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✓ #2771



**TOWN OF ESSEX**  
**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: \$125.00 + \$60.00 (DEP)  
Make check payable to the Town of Essex

RECEIVED  
DEC 16 2022

PRINT OR TYPE  
Please read Essex Zoning Regulations before completing this form.

**Application for Special Exception**

BY: .....

Owner(s) Name(s): Piage Management Corp

Address(es): P.O. BOX 462 ESSEX, CT 06426

Phone No.: 860-767-7486 Email: michael@crossislandprov.com

Applicant Name(s): Robert L. Doane, Jr., P.E., L.S.

Address(es): P.O. Box 113, Centerbrook, CT 06409

Phone No.: 860-767-0138 Email: bdoane@doaneengineering.com

Application is hereby made for amendment of a Special Exception under the provisions of the Essex Zoning Regulations for premises at:

Address: 49 Plains Road, Essex, CT 06426

Tax Map No. 45 Tax Lot No. 27-3 Zoning District LI

The Commission is authorized to grant a Special Exception for the use and/or improvement herein proposed by the provisions of Section 90.A.1, 104.D.3 of the Essex Zoning Regulations.

Accompanying this application form are:

- 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 certify that all the information on this application, including all accompanying documents, is correct as of the date below, and complete. I/ We certify that I/ We am/are the owner(s) of the premises described above, or the authorized agent of the owner(s) of said premises.

**FOR OFFICIAL USE ONLY:**

Application No. 22-23

Date received by ZEA: 12/16/22

Signed: [Signature]  
Applicant(s) of Agent Aron D. Schumacher, P.E.

Dated: 12-16-22

**Appendix A**  
**Application Checklist for Special Exception**

Applicant(s): Piage Management Corp Date: 11/15/21

Address of Premises: 49 Plains Road, Essex, CT 06426

Tax Map No. 45 Lot No. 27-3

Briefly describe Special Exception request:

Proposed to construct a 10,125 sf building for expansion of the existing Boar's Head business  
in accordance with uses permitted under Section 90 for the Limited Industrial District  
Zoning regulations.

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				
120C.4.k	Building / Structure Dimension Signs and Lighting	X			
120C.4.l	Roadways and Parking	X			
120C.4.m	Infrastructure Data				
120C.4.n	Access / Soil / etc.				
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			

**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 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 Agent/Applicant(s):

  
\_\_\_\_\_

Date: 12/16/12

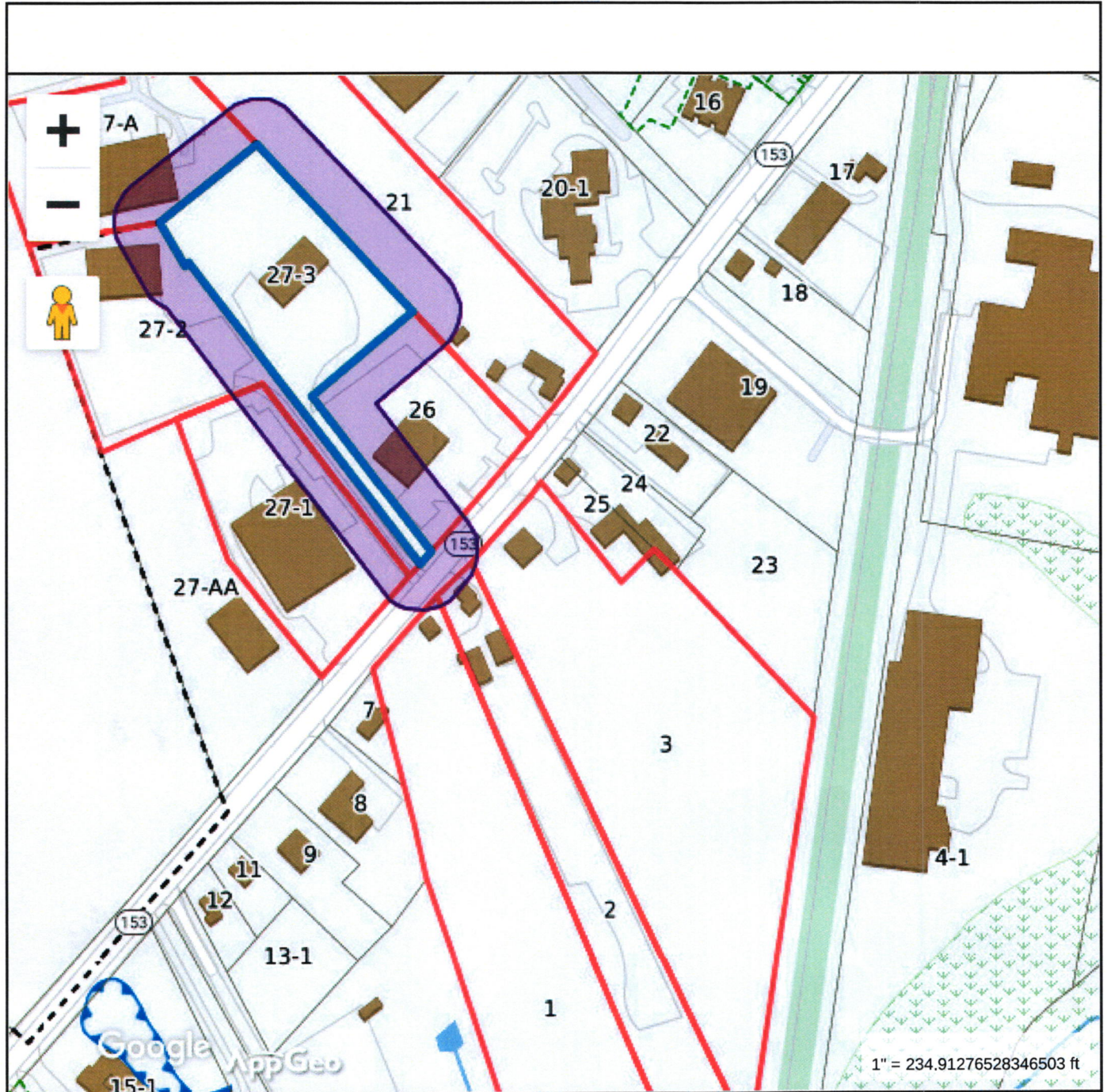
Agent for Applicant: Aron D. Schumacher, P.E.

**STATEMENT OF USE  
FOR  
PAIGE MANAGEMENT  
49 PLAINS ROAD  
ESSEX, CT  
Revised 12/15/22**

Paige Management would like to expand their 5,000 sf building and construct a 10,125 sf building for the purposes of expanding the Boar's Head business, which would occupy both the existing and proposed building. Additional associated site improvements are also proposed.

**ADJOINERS  
49 PLAINS ROAD**

<b>ID</b>	<b>Site Address</b>	<b>Owner Name</b>	<b>Owner Address</b>	<b>Owner City</b>	<b>St</b>	<b>Zip</b>
45-026	45 PLAINS RD	45 PLAINS ROAD LLC	86 INGHAM HILL RD	ESSEX	CT	06426
45-021	43 PLAINS RD	BOMBACI GLORIA A	43 PLAINS RD	ESSEX	CT	06426
45-027-01	55 PLAINS RD	F M PROPERTIES LLC	55 PLAINS RD	ESSEX	CT	06426
52-002	50 PLAINS RD	SULLIVAN KATHLEEN TRUSTEE	12723 MAIDEN CANE LN	BONITA SPRINGS	FL	34135
52-001	52 PLAINS RD	KENTWOOD LLC	86 INGHAM HILL RD	ESSEX	CT	06426
45-027-02	51 PLAINS RD	HYDRATION LLC	141 WESTBROOK RD	ESSEX	CT	06426
52-003	46 PLAINS RD	NEW ENGLAND COMMERCIAL PROP. LLC	46 PLAINS RD	ESSEX	CT	06426
45-027-A	47 INDUSTRIAL PARK RD	STRAND PROPERTIES LLC	PO BOX 307	CENTERBROOK	CT	06409



**Property Information**

Property ID 45 27-3  
 Location 49 PLAINS RD  
 Owner PIAGE MANAGEMENT CORP



**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.