



February 22, 2024

Ms. Susie Beckman
Connecticut River Gateway Commission
145 Old Dennison Road
Centerbrook, CT 06409

Re: Town of Essex, 69 North Main Street, Essex

Dear Ms. Beckman:

On behalf of the Town of Essex, I have prepared a site plan for a storage and concession stand building to be placed at Hubbard Park, located at 69 North Main Street, also identified as Lot 72, on Assessor's Map 28.

The proposed building is 36 ft x 24 ft with an 8 ft covered porch. It is a 2 ½ story building with a height of approximately 21 ft +/- and a dormer on the back of the building, as shown on the attached plan. I have also located the building on a parcel and topographic map from the Town of Essex MapGeo, showing that the building is approximately 1,250 ft +/- from the coastal jurisdiction line. Due to the topography and the numerous buildings in between the proposed building location and the coastal jurisdiction line, the proposed building will not be visible from the river.

I trust the attached information allows you to make an administrative decision, however, should you have any questions, or if it is necessary for me to attend a Commission meeting, please do not hesitate to contact me.

Very truly yours,

DOANE ENGINEERING

Robert L. Doane, Jr., P.E., L.S.

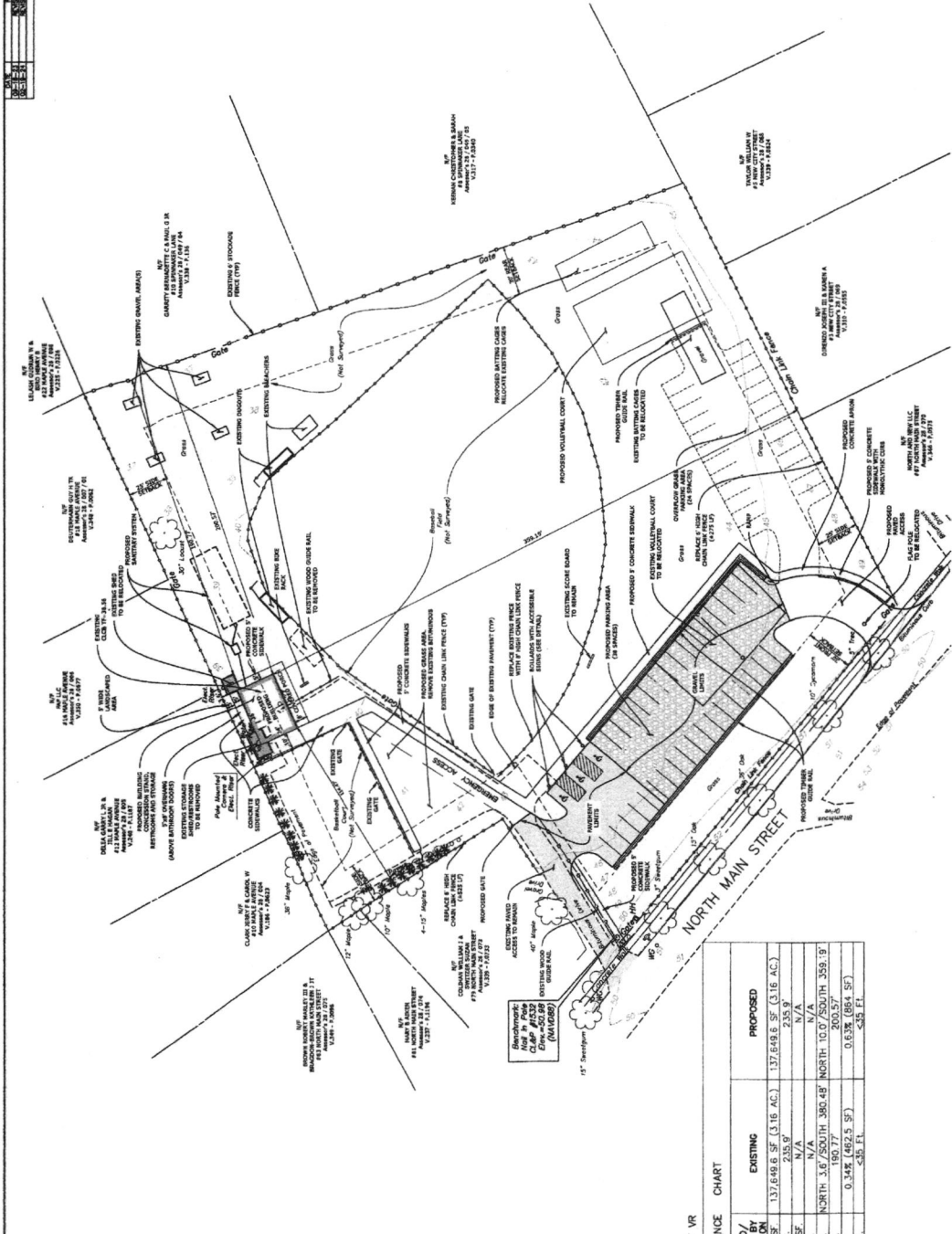
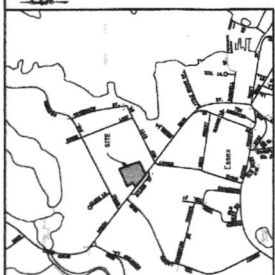
RLD/laa

Enc.:

Cc: Carey Duques, Land Use Official
Ryan Welch, DPW

Civil Engineering and Land Surveying
P.O. Box 113, Centerbrook, Connecticut 06409
Phone: 860-767-0138, bdoane@doaneengineering.com

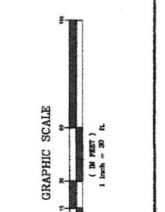
NO. 1	DATE	DESCRIPTION



IRVING ENGINEERING
 CIVIL ENGINEERING AND LAND SURVEYING
 1100 WEST MAIN STREET, SUITE 100
 WESTPORT, CONNECTICUT 06890
 TEL: 860-326-1100
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 WWW.IRIVINGENGINEERING.COM

SITE PLAN
 PREPARED FOR
TOWN OF ESSEX
 69 NORTH MAIN STREET, ESSEX, CONNECTICUT

DATE: 09/14/23 SHEET NO.: 1 OF 1 REV. NO.:



DISTRICT VR

ZONING REGULATION	REQUIRED / REGULATION	EXISTING	PROPOSED
MIN. LOT AREA	50,000 SF	137,649.6 SF (3.16 AC)	137,649.6 SF (3.16 AC)
MIN. LOT WIDTH	120 FT.	235.9'	235.9'
MIN. SETBACK PER FAMILY DWELLING UNIT	60 FT.	N/A	N/A
FRONT SETBACK	30 FT.	N/A	N/A
REAR SETBACK	25 FT.	NORTH: 3.6' / SOUTH: 380.48'	NORTH: 10.0' / SOUTH: 359.9'
MAX. BUILDING COVERAGE	10%	0.34%	0.63% (684 SF)
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.

- LEGEND**
- WG WATER GATE VALVE
 - H1 HAND HOLE
 - CLMP UTILITY POLE
 - 1133 UTILITY POLE
 - 6P HYDRANT
 - 40 CONTOUR
 - STORAGE FENCE
 - CHAIN LINK FENCE
 - EDGE OF PARCELS



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.

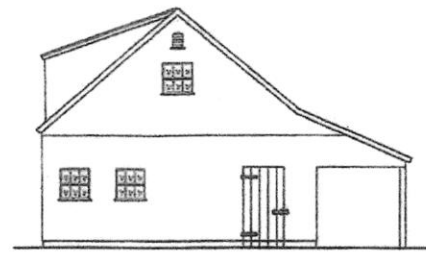
*PROPOSED BUILDING LOCATION
69 NORTH MAIN ST., ESSEX*

1" = 200 ft

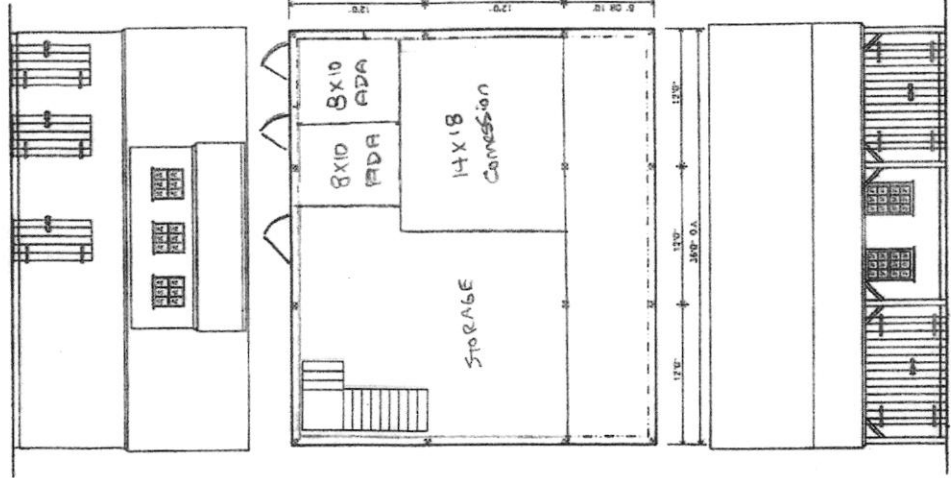
From The Workshops of
COUNTRY CARPENTERS, INC.



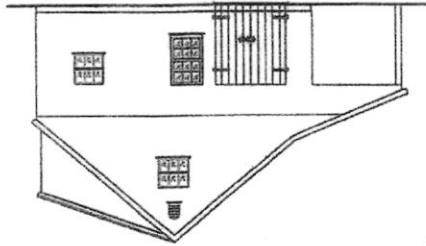
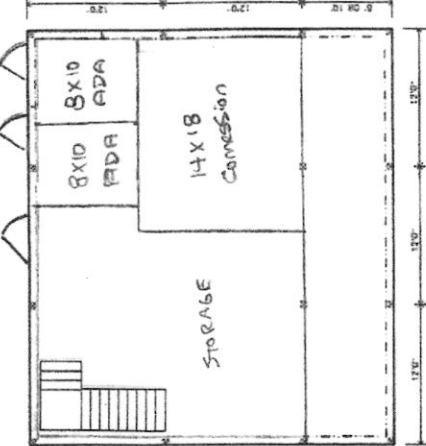
CONFIRM LOCAL REQUIREMENTS	
WIND LOAD	MPH
ROOF LOAD	#PSF
HEIGHT RESTRICTIONS	FEET



LEFT



FRONT



RIGHT

PRELIMINARY PLAN

CUSTOMER:	Town of Essex
HENINGWAY	SIZE: 24'x36'
ROOF PITCH:	10/12 LEAN-TO 8' □ 10'
FOUNDATION TYPE:	BY OWNER
ROOF SHINGLES:	POURED WALL □ PIERS
SIDING:	BY OWNER
REMARKS:	□ METAL ● ASPHALT □ WOOD
	● SHIP LAP □ B & B

FOR OTHER INFORMATION SEE
AGREEMENT & SPECIFICATION SHEET

CONSUMER NOTICE: OWNER ACKNOWLEDGES THAT THE PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS PREPARED BY COUNTRY CARPENTERS, INC. ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF ANY OTHER BUILDING. THE ARCHITECT, ENGINEER, CONTRACTOR, AND OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THIS PLAN IS LIMITED TO THE CONSTRUCTION OF THE ONE BUILDING PURCHASED FROM COUNTRY CARPENTERS INCORPORATED.