

RECEIVED  
FEB 19 2021

TOWN OF ESSEX  
LAND USE APPLICATION  
PART ONE

BY: \_\_\_\_\_

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 / RESUBDIVISION \_\_\_\_\_ SPECIAL FLOOD HAZARD AREA PERMIT \_\_\_\_\_

PROJECT DESCRIPTION:

Construct additional retail - overnight rental  
space on property

STREET ADDRESS OF PROPERTY 47 Main Street, Essex, CT

ASSESSOR'S MAP 47 LOT 18 LOT SIZE .6 acres DISTRICT EV

APPLICANT The Griswold Inn, LLC  
36 Main St, Essex PHONE 860-767-1776

APPLICANT'S AGENT (if any) Terrance D. Lomme Esq.  
P.O. Box 397 Essex PHONE 860-767-9100  
860-767-2300

ENGINEER/SURVEYOR/ARCHITECT George Penniman  
35 Pratt Street, Essex PHONE 860-767-2822

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.
- 3) I HERBY AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY THE LAND USE OFFICE AS DESCRIBED IN PART THREE OF THIS APPLICATION.

Town of Essex  
**Zoning Board of Appeals**  
29 West Avenue, Essex, CT 06426

Application  
Part Two

✓ # 001587

Date received by office 2/19/21 Application fee - \$40 + State fee - \$60 = \$100

Variance  Application # 21-15  
Appeal of a Decision by ZEO \_\_\_\_\_  
Certificate of Location \_\_\_\_\_

APPLICANT (please print) The Griswold Inn, LLC  
ADDRESS 9 Terrace D. Lomme PO Box 397 Essex  
Street Town State Zip  
Telephone 860-767-2300 860-767-9100 860-227-5419  
home work cell

OWNER OF PROPERTY SAME  
ADDRESS \_\_\_\_\_  
Street Town State Zip  
Telephone \_\_\_\_\_  
home work cell

Deed Reference: Book 158 Page 429  
Current use of the property Retail - Overnight rooms  
Is any portion of property within 500' of another Town? No  
Is the property within the Gateway Conservation District? Yes

If this application is for a variance(s) please complete the following section:

Variance(s) requested of the zoning regulations  
Add overnight rentals  
40A, 40E, 50D, 40B3

State the hardship on which the variance(s) are based. The hardship MUST be based on *physical constraints* of the land only.  
Prohibition from using this space for overnight rentals despite this use being allowed on other areas of this property.

Have previous applications been made for this property? Yes 4

Previous application #s and dates 10-29-86, 2-21-91, 5-31-94, 2-24-17

If this application is to APPEAL an order of the Zoning Enforcement Official, please describe the nature of the order and basis for the appeal. Attach a copy of the ZEO's order.

NA

If this application is for a Certificate of Location for Motor Vehicles Sales or Repair, please describe proposed business.

NA

The following items must be included as part of this application:

- a. Fee of \$40, plus \$60 State Fee...payable to the Town of Essex
- b. 15 copies of the application, site plan (with setback lines) and sketch of the proposal.
- c. Copy of property deed
- d. Copy of ZEO's order (if applicable)
- e. K-7 Certificate (if applicable) No public hearing required.

Signature of applicant \_\_\_\_\_ Date: \_\_\_\_\_

Signature of property owner \_\_\_\_\_ Date: \_\_\_\_\_



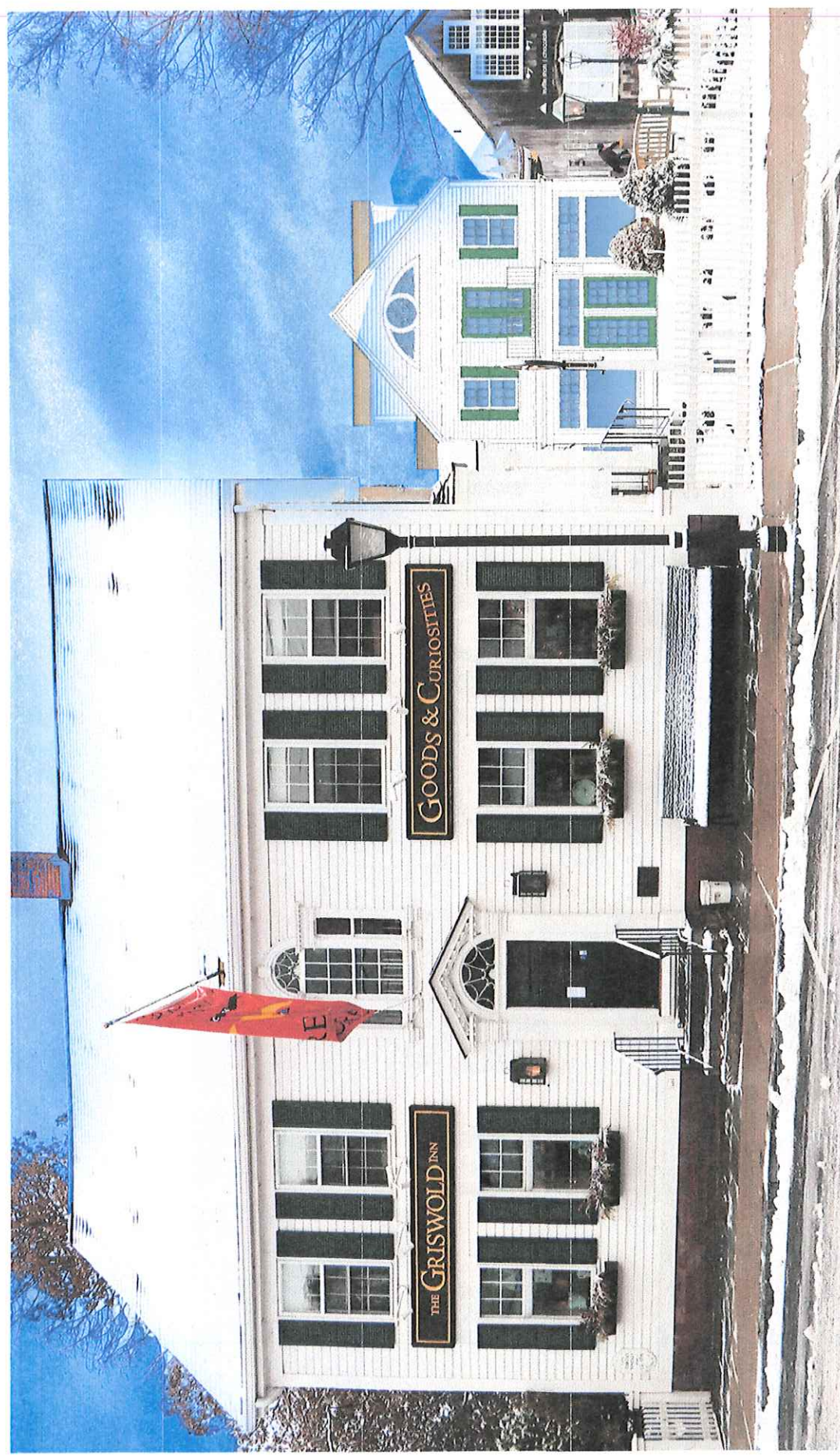
## ADDENDUM TO GRISWOLD INN APPLICATION

The property located at 47 Main Street is located in the Essex Village (EV) Zone. While the zoning regulations allow retail uses in the EV zone this zone does not allow Inns with overnight guests. The Griswold Inn has been operating at its current location across Main Street for at 245 years and the subject property has been used for both retail and daily-overnight rentals since at least the early 1990's. As a result, it is the applicant's position that this property had been dedicated to these uses. The proposed new construction **complies** with both the **coverage** and **setback** requirements of the EV zone, so no variance is necessary for those aspects, it is simply the use as Inn rooms that requires a variance. This proposal will allow an additional 4-5 rooms to this property one of which will be on the ground floor and will be fully ADA compliant. The proposed use is consistent with the Plan of Conservation and Development which encourages more housing in the Village. Further, there is adequate parking on the property, there will be no negative impact on the neighboring properties, and it will bring additional patrons to area merchants, which should be encouraged in these difficult times.





Griswold Square: Goods and Curiosities, Fenwick Suite & Family Cottage  
Existing



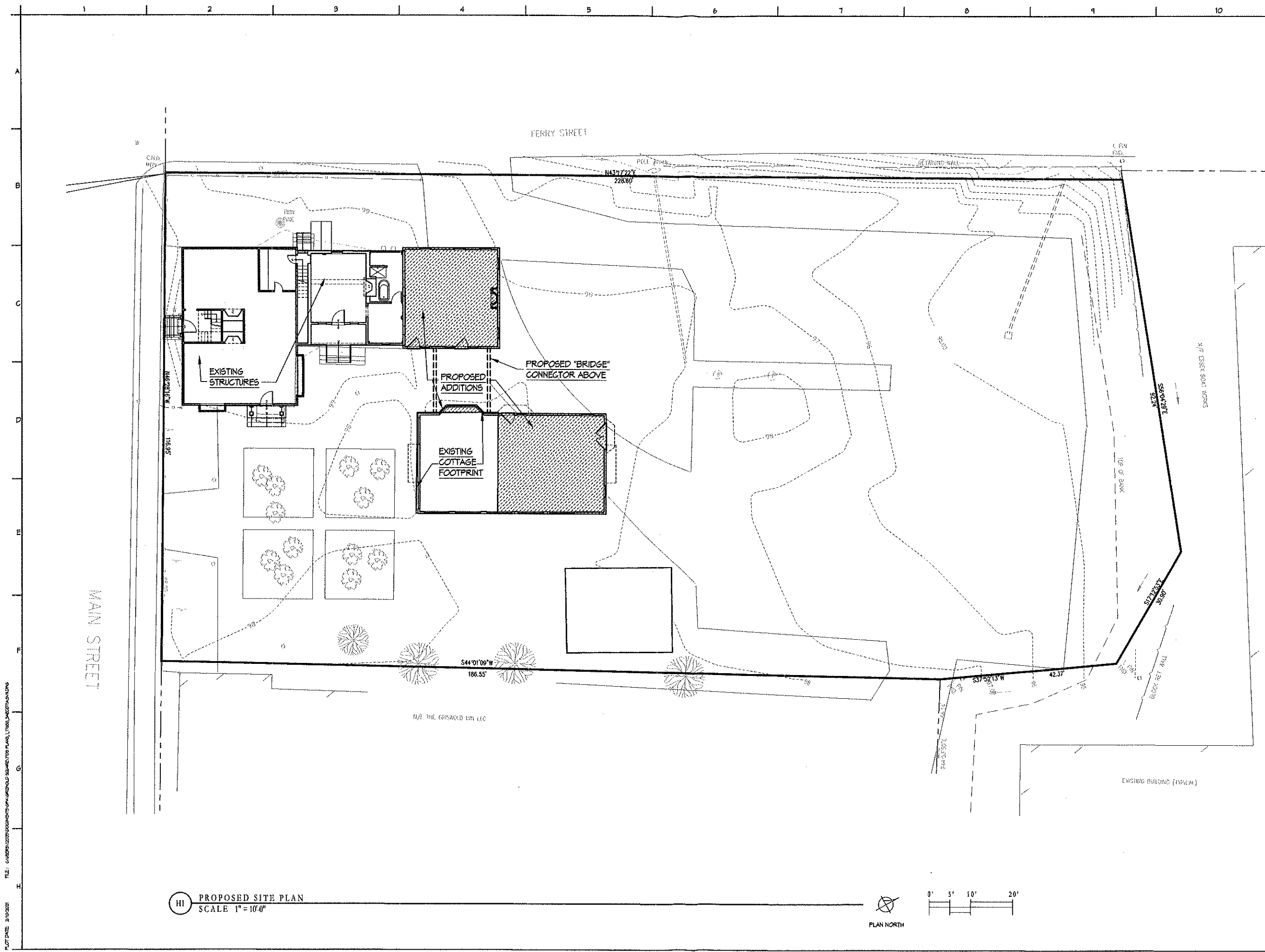
Griswold Square: Goods and Curiosities, Fenwick Suite & Cottage  
Proposed

PENNIMAN  
ARCHITECTS

35 Pratt Street  
Essex, CT 06426  
860.767.2822







NOTES:

REVISIONS:

PHASE:  
**PROGRESS SET**  
 NOT FOR CONSTRUCTION

CONSULTANTS:

**GEORGE PENNIMAN ARCHITECTS LLC**

35 Pratt Street  
 Essex, Connecticut 06426  
 phone : 860-767-2822  
 fax : 860-767-1285

**GRISWOLD SQUARE**  
 Renovations & Addition  
 ~  
 Essex, Connecticut

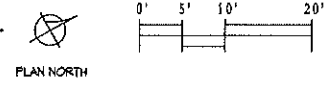
**PROPOSED SITE PLAN**

© GEORGE PENNIMAN ARCHITECTS LLC

PROJECT: 1708  
 DRAWN BY: PVS/ZN  
 CHECKED BY: GWP  
 DATE: February 6, 2011  
 SCALE: 1"=10'  
 SHEET:

**S1.0**

(H) **PROPOSED SITE PLAN**  
 SCALE 1" = 10'-0"



FILE: C:\GPA\1708\170801\170801.dwg  
 DATE: 2/6/11 10:00 AM  
 USER: GWP  
 PLOT DATE: 2/6/11 10:00 AM