

APPLICATION FOR A SPECIAL PERMIT

ORIGINAL
RECEIVED
Town of Cheshire
NOV 20 2020

Pursuant to the Zoning Regulations of the Town of Cheshire, as amended, the undersigned makes application for a Special Permit for the property described below:

STREET ADDRESS 15 Monarch Place

*APPROX. NO. OF ACRES 1.84 ZONE R-80
(*See attached checklist for over 5 acres)

Planning Dept.

ASSESSOR'S MAP NO. (s) 79(06) LOT NO. (s) 7

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APPLICABLE SECTION(S) OF ZONING REGULATION _____

DESCRIPTION OF PROJECT/INTENDED USE 4 Bedroom, 2.5 Bathroom
colonial with one bedroom + one full bathroom
accessory apartment

The following items, as required by Section 40.2, are attached (unless waived by the Planning and Zoning Commission:

- (1) 6 copies of a **Site Plan**, drawn to a scale of not more than 100 feet to the inch, showing existing and proposed grade contours, property lines, **the names and addresses of all abutting owners including those across any street determined from the Assessor's records**, building, structures, signs, outdoor illumination, streets, driveways, off-street parking and loading spaces, outside storage areas, water courses, storm drainage, sewage disposal facilities, and water supply facilities. State law requires certain information to be complied and certified by licensed professionals.
- (2) 6 copies of preliminary **architectural plans** of all proposed buildings, structure and signs, including general exterior elevations, perspective drawings and generalized floor plans and including drawings for proposed signs.
- (3) 6 copies of a detailed **landscaping plan** drawn to a scale of not more than one inch equals one hundred feet, including a plot plan showing: the name and planting size of trees and shrubs, basic contours lawn areas, natural terrain not to be disturbed, and magnetic north. In addition, such plan shall include a planting key listing trees and shrubs with planting size.
- (4) Sanitation Certificate accompanied by Engineer's Report, WPCA approval, or Feasibility letter.

(Over)

(5) Check, made payable to "Collector, Town of Cheshire", in full payment of fee – \$ 410.00 pd

BASE FEE: Residential \$235.00* plus \$175.00 Public Hearing Fee: \$ 410.00
Business \$360.00* plus \$175.00 Public Hearing Fee: \$ 535.00
+ Additions or new buildings of 5,000 sq. ft. or greater shall add an additional fee of \$.05 per sq. ft. of entire building.

*(Includes \$60.00 State of Connecticut fee)

(6) In order to facilitate the filing of your approval on the Cheshire Land Records, based on Public Act 75-317 of the Connecticut General Statutes, the following information is required: The **volume** and **page number** of the deed to your property as it is filed on the Cheshire Land Records.

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APPLICATIONS FOR SPECIAL PERMITS WHICH PROPOSE TO CONDUCT NONRESIDENTIAL USES IN RESIDENTIAL DISTRICTS, the following submission (7) is also required:

(7) An affidavit, at least ten (10) days before the hearing, stating that notification has been sent to all abutting property owners (including those across the street). The affidavit shall confirm that the notice was mailed at least fifteen (15) days prior to the hearing and shall list the names, property addresses and mailing addresses, if different from property addresses. Notification to property owners shall be in the form of letter or postcard and shall specify the date, time, and place of the public hearing.

ALL APPLICANT'S--PLEASE COMPLETE THE FOLLOWING:

Applicant's Name Apex Developers, LLC.
(Print or Type)

Applicant's Address 200 Old Towne Rd, Cheshire

Applicant's Signature Phillip E. Bauman

Telephone Number 203-506-8155 E-Mail phile@pinnlanddevelopment.com

Owner's Name Apex Developers, LLC.
(Print or Type)

Owner's Signature Phillip E. Bauman

Agent, if other than applicant to be contacted with regard to this application:

Name _____

Address _____

Telephone Number _____ E-Mail _____

This application must be filed in the Planning Office at least seven (7) days prior to the regular Planning & Zoning Commission meeting date.

Disclaimer: Additional information may be required, please contact the Planning office for complete application packets.

APPLICATION FOR SANITATION CERTIFICATE (To Be Completed by Applicant)

NAME OF DEVELOPMENT OR PROJECT: Coleman Farm Subdivision

STREET ADDRESS: 15 Monarch Place (Lot 7)

APPROX. NO. OF ACRES 1.84 ZONE R-80 NO. OF LOTS 1

SOURCE OF WATER SUPPLY:

Public Water Supply X
Community Well _____
Individual Wells _____

METHOD OF DISPOSAL OF SANITARY WASTE:

Connect to Public Sanitary Sewer System _____
Project is Located in Class _____ District _____
Report by Water Pollution Control Authority Attached _____

Install Dry Sanitary Sewers for Future Connection
and On-site Sub-Surface _____

Sanitary Disposal Systems for Immediate Short-term Use _____
Install On-Site Sub-surface Sanitary Disposal
System for Long-term Use _____

NAME OF APPLICANT: Apex Developers, LLC.

(Print or Type)

SIGNATURE OF APPLICANT: Phillip E. Bowman

NAME OF OWNER: Apex Developers, LLC.

(Print or Type)

SIGNATURE OF OWNER: Phillip E. Bowman

THE FOLLOWING IS A CHECK LIST TO ENSURE THAT ALL NECESSARY INFORMATION HAS BEEN FILED WITH THE PLANNING OFFICE:

| | PLEASE CHECK ONE | |
|---|-------------------------------------|-------------------------------------|
| | <u>YES</u> | <u>NO</u> |
| 1. Is the property or properties located in the Aquifer Protection Zone? | () | <input checked="" type="checkbox"/> |
| If "yes", is the proposed use a regulated activity? (Use involving hazardous materials) (if "yes", contact the Planning Office) | () | () |
| 2. Is the property located in the public water supply watershed area? | <input checked="" type="checkbox"/> | () |
| If "yes", has a watershed notification been sent to the RWA? | () | <input checked="" type="checkbox"/> |
| 3. Are there any wetlands or watercourses on the property or properties? | () | () |
| If "Yes", has an Inland Wetlands/Watercourses permit been filed? – Must be submitted to Inland Wetland & Watercourse Commission prior to filing with the Planning and Zoning Commission. | <input checked="" type="checkbox"/> | () |
| If "No", include a statement on the Site Plan. | | |
| 4. Are variances required? | () | <input checked="" type="checkbox"/> |
| 5. Is the property located within a public water supply watershed area?(Map located in the Planning Office) (If yes, notification is required to the CT Dept. of Public Health per Public Act 06-53) | () | () |

***Advisory Notice to Applicants:**

Applicants are hereby advised that The State of Connecticut Department of Energy and Environmental Protection (DEEP) requires that areas of proposed disturbance of 5 acres or more must apply to the CT DEEP for "General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities". Prior to initiating any development activities it is the Permittee's responsibility to ascertain if they are subject to the general permit requirements.

For further information, please contact DEEP:

https://www.ct.gov/deep/lib/deep/permits_and_licenses/water_discharge_general_permits/storm_construct_gp.pdf

By signing this checklist, I hereby acknowledge full responsibility that the information provided is true and accurate.

Applicant's Signature

Date



CHESPROCOTT HEALTH DISTRICT

1247 HIGHLAND AVENUE • CHESHIRE • CONNECTICUT

PHONE (203) 272-2761 • FAX (203) 250-9412

www.chesprocott.org

Maura A. Esposito RS, MPH, Director of Health

678 Coleman
Soil test

September 14, 2015

Mr. Earl Kurtz, Chairman
Cheshire Planning and Zoning Commission
Cheshire Town Hall
84 South Main Street
Cheshire, CT 06410

RE: Coleman Farm Subdivision, 678 Coleman Road
Developer: Apex Developers, LLC

Dear Mr. Kurtz:

Chesprocott Health District has conducted soil testing on this parcel and has reviewed a subdivision plan prepared by Milone & MacBroom dated June 24, 2015, with revisions on July 30, 2015 and September 8, 2015. The proposed lots will be served by public water and onsite septic systems. The following comments are offered:

- Lot 1 (678 Coleman Road) has an existing house with several outbuildings. These will remain. This lot has soils suitable for a code-compliant reserve septic system, should one become necessary, designed by a Professional Engineer (P.E.) due to shallow ledge, hardpan and a seasonal high water table.
- Lot 2 has soils suitable for a septic system designed by a Professional Engineer (P.E.) due to shallow atypical ledge and a seasonal high water table.
- Lot 3 has soils suitable for a septic system designed by a Professional Engineer (P.E.) due to shallow atypical ledge, hardpan and a seasonal high water table.
- Lot 4 has soils suitable for a septic system designed by a Professional Engineer (P.E.) due to shallow atypical ledge and a seasonal high water table.
- Lot 5 has soils suitable for a septic system designed by a Professional Engineer (P.E.) due to shallow atypical ledge and a seasonal high water table.
- Lot 6 has soils suitable for a septic system designed by a Professional Engineer (P.E.) due to shallow atypical ledge and a seasonal high water table.
- Lot 7 has soils suitable for a septic system designed by a Professional Engineer (P.E.) due to shallow atypical ledge and a seasonal high water table.

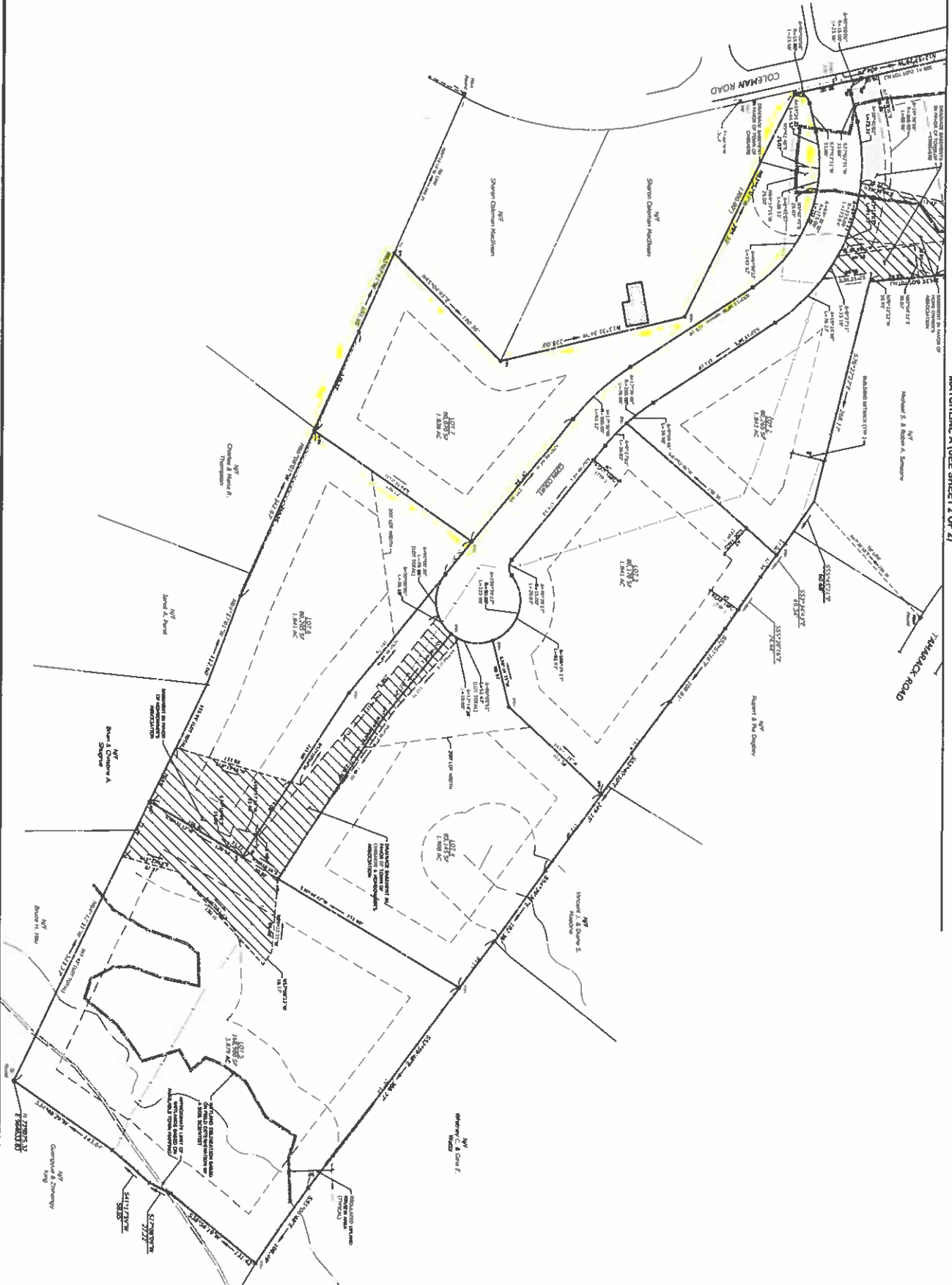
This proposed subdivision is located on public water supply watershed, therefore a review by the SCRWA will be needed.

Sincerely,

Barbara Gigliotti
Director of Environmental Health

In-law
Application

MATCHLINE A (SEE SHEET 2 OF 2)



2 OF 2

SUBDIVISION MAP
COLEMAN FARM SUBDIVISION
 878 COLEMAN ROAD
 CHESHIRE, CONNECTICUT

| DESCRIPTION | DATE | BY |
|-----------------|---------|-----|
| STAFF COMMENTS | 7/20/21 | ELB |
| PLANS CORRECTED | 7/20/21 | ELB |
| PLANS CORRECTED | 8/23/21 | ELB |
| | | |
| | | |
| | | |

MILONE & MACBROOM
 99 Reedy Drive
 Cheshire, Connecticut 06410
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 www.miloneandmacbroom.com

