

\$560

PLANNING AND ZONING DEPARTMENT

MUNICIPAL CENTER, 196 NORTH MAIN STREET
SOUTHINGTON, CONNECTICUT 06489
PHONE (860) 276-6248



FEE: See fee schedule

SPECIAL PERMIT APPLICATION

Date: 7/1/21 ^{rec.}

SPU # 652

Owner name and mailing address (please print):

CB WEST, LLC ET AL
*65 BEACH ROAD
WOLCOTT, CT 06716

Telephone: _____ Fax # _____
Email: _____

Applicant name and mailing address (please print):

Lovley Development Inc
710 MAIN ST Suite 11
PLANTVILLE CT 06479

Telephone: 860 276-8068 Fax # 860 621-5781
Email: mark@lovleydevelopment.com

Address of Property: #1268 WEST ST. Zone: R-40

Assessor's Map # 143 Parcel: 14 Volume: 1225 Page: 883

Is any part of this property within 500 ft. of a Town boundary? NO

Zoning Regulation authorizing: SEC. 3-07

Nature of Special Permit: ESTABLISH AN OPEN SPACE PRESERVATION SUBDIVISION.

Signature of Applicant/Owner/Agent: _____
Please Print: MARK LOVLEY president

Please include 7 copies of the boundary map, general development plan, 500 foot* radius map with all owners listed, a reduction of the application area showing surrounding streets (i.e., not exceeding 8 1/2 in. by 11 in. in size), and any other exhibits.

NOTES: 1. AN APPROVAL OF A SPECIAL PERMIT ONLY BECOMES EFFECTIVE AFTER PROPER NOTICE HAS BEEN PUBLISHED AND THE APPLICANT HAS FILED A COPY OF HIS/HER APPROVAL LETTER WITH THE TOWN CLERK ON THE LAND RECORDS (SEC. 8-3c OF THE CONNECTICUT GENERAL STATUTES). 2. THE APPLICANT MUST SUBMIT A STAMPED COPY (BY THE CLERK) OF THE SUBMITTAL TO THE CLERK WHICH NOTES THE VOLUME AND PAGE NUMBER IN THE LAND RECORDS WHEN APPLYING FOR A SUBSEQUENT PERMIT OR A ZONING PERMIT. 3. AN APPROVED SPECIAL PERMIT USE NOT PUT INTO EFFECT WITHIN ONE YEAR BECOMES NULL AND VOID. A SINGLE ONE-YEAR EXTENSION MAY BE GRANTED BEFORE THE APPROVAL FIRST ANNIVERSARY DATE (SECT. 8-03.3 OF THE ZONING REGULATIONS).

RECEIVED

*For a parent/grandparent apartment Special Permit applications only, a 250 foot radius map with all owners listed is to be provided.

JUL 1 2021

It is the applicant's opinion that an open space preservation subdivision accomplishes the intent of the regulations and more particularly Section 3-07.4 as follows:

1. A substantial amount of land will be dedicated to open space. The land will not only include wetlands, but a substantial amount of uplands.
2. The location of the open space is such that it will allow for substantial buffers between the developments to the South and West.
3. The open space preservation layout allows for minimum infringement on wetlands and buffer areas as compared to the conventional layout. This limited intrusion allows an unobstructed link of the wetlands areas which will conserve the area for wildlife corridors, and preservation of the natural resources in the area.
4. The design provides for the most appropriate use of the land considering all site consideration.
5. A more efficient and shorter roadway network is proposed, and one less cul-de-sac is proposed than exists in a conventional layout.
6. The applicant is able to eliminate all rear lots and wetland crossings under the open space subdivision.