

TOWN OF MORRIS

APPLICATION FOR ZONING PERMIT

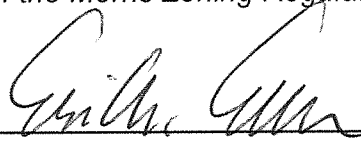
Property Location: 71 Benedict Road Date: 10-5-20 Application/Permit #: 20-33

Owner (of Property): C+R Leasing LLC, Ric Edwards

Mailing Address: PO Box 419, Morris CT Phone Number: 860 567 2011

Cell Number: 203 592 0932 Email Address: ric@litchfieldpackaging.com

The undersigned hereby makes application for a zoning permit under the provisions of the Morris Zoning Regulations of the Town of Morris, Connecticut.

Owner's Signature  Date 10/5/20

CATEGORY OF APPLICATION

A: Application is made for one or more of the following:

- ☐ use of land
- ☐ change of use of existing building or structure
- ☒ proposed building or structure and use thereof
- ☐ sign
- ☐ certificate for a lawful nonconformity

B: The proposal involves one or more of the following under the requirements of the Zoning Regulations:

- ☐ outside storage area
- ☐ landscaping
- ☐ parking area
- ☐ driveway access
- ☐ loading space
- ☐ flood plain district (see Sec. 53)
- ☐ on-site sewerage and/or water supply

C: The proposal is authorized by the Regulations (under one or more of the following):

- ☐ as a matter of right in the appropriate district
- ☐ subject to approval of a SITE PLAN (see Sec. 51)
- ☒ subject to approval of a SPECIAL EXCEPTION (see Sec. 52)
- ☐ as an extension of use _____ excavation and grading (see Sec. 64)
- ☐ subject to Certificate of Approval of Location from Zoning Board of Appeals
- ☐ other: _____

Location/Address of Property: 71 Benedict Road

Map: 29 Block: 170 Lot: 71

The lot has frontage of 397 (feet) on one or more of the following:

- ☐ state highway
☒ accepted town road
☐ in a filed subdivision approved by the Planning Commission with a completion bond in effect
☐ in a filed subdivision approved by the Planning Commission with no completion bond in effect
☐ other, please describe _____

Zoning District: L1-80 Existing Use of Property/Structure: Warehouse

Area of Lot: 5 acres

Purpose of Proposed Building/Use Is: machine storage.

EXISTING STRUCTURES:

There are are not (circle one) existing buildings and structures on the lot as indicated below:

(if there are more than 3 existing structures, please provide this information for all additional structures on a separate sheet of paper and attach to this application.)

Structure 1: Type/Use Warehouse Ground Coverage 86x150 Total Floor Area 82500 SF

No. of Stories: 1 Height: 24'

Attached Structures: (Deck, Etc.) Yes NO X Ground Coverage (Footprint) _____

Structure 2: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes NO Ground Coverage (Footprint) _____

Structure 3: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes NO Ground Coverage (Footprint) _____

PROPOSED STRUCTURES:

The proposed buildings and structures on the lot as indicated below:

(if there are more than 3 proposed structures, please provide this information for all additional structures on a separate sheet of paper and attach to this application.)

Structure 1: Type/Use Warehouse Ground Coverage 30x70 Total Floor Area 2100 SF

No. of Stories: 1 Height: 18

Attached Structures: (Deck, Etc.) Yes NO X Ground Coverage (Footprint) _____

Proposed Use (Cite Appropriate Paragraph #): _____

Description: _____

Type/Use: _____

Structure 2: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes NO Ground Coverage (Footprint) _____

Proposed Use (Cite Appropriate Paragraph #): _____

Description: _____

Type/Use: _____

Structure 3: Type/Use _____ Ground Coverage _____ Total Floor Area _____

No. of Stories: _____ Height: _____

Attached Structures: (Deck, Etc.) Yes NO Ground Coverage (Footprint) _____

Proposed Use (Cite Appropriate Paragraph #): _____

Description: _____

Type/Use: _____

ADDITIONAL DATA

This application is accompanied by one or more of the following as required by the Zoning Regulations.

X Plan Drawing (entitled: _____)

X Site Plan

____ Application for Special Exception Use

____ Application for Excavation and Grading

____ Application for Certificate of Approval of Location

I hereby agree to conform to all requirements of the Laws of the State of Connecticut and the Ordinances and Zoning Regulations of the Town of Morris, and to notify the Zoning Officer and the Commission of any alteration in the plans for which this Zoning Permit is being sought.

I furthermore agree the above described structure/use is to be located at the proper distance from all street lines as required by the Zoning Regulations or any other applicable local and state ordinances and regulations. It is also understood that the proposed structure/use, upon completion, will be used in compliance with the Zoning Regulations of the Town of Morris.

I hereby apply for Certificate of Use and Compliance for the use of the property as described in the above application. I also understand that the structure/use cannot be used or occupied until a Certificate of Occupancy has been issued by the Morris Building Official.

Furthermore, I hereby note that it is the responsibility of the applicant to notify the Zoning Officer and Commission and arrange an on-site inspection as soon as the foundation is poured for the site plan and placement verification. This notification must take place prior to any construction or framing activity on the foundation.

The undersigned states that he is aware of the applicable provisions of the Zoning Regulations of the Town of Morris, including but not limited to requirements pertaining to performance standards (sec. 61), signs (sec. 63), off-street parking and loading (sec. 62) and earth removal (sec. 64), that if the proposal is authorized under a special exception, site plan, or other action of the Zoning Commission or Zoning Board of Appeals he is aware of any applicable conditions, limitations and stipulations and that approval of this application or issuance of a certificate shall not be considered to constitute compliance with any other regulations, ordinance, or law nor relieve the undersigned from responsibility to obtain any permit thereunder.

10-6-20
date

[Signature]
applicant's signature

date

authorized agent for applicant

This application was received by the Zoning Office on 10-13-2010 by Tony ADI: 250.

This application was:

☒ approved
☐ denied

by the:

☒ Zoning Enforcement Officer
☐ Planning and Zoning Commission (Meeting Date: _____)

Explanation: _____

If your Zoning Permit application has been denied by the Zoning Enforcement Officer or the Zoning Commission, the Connecticut General Statutes provides you with the right to appeal the decision of the Zoning Office to the Morris Zoning Board of Appeals. You have thirty (30) days from the denial date to start the appeals process.



TORRINGTON AREA HEALTH DISTRICT

350 Main Street ♦ Suite A ♦ Torrington, Connecticut 06790

Phone (860) 489-0436 ♦ Fax (860) 496-8243 ♦ E-mail ♦ Web

"Promoting Health & Preventing Disease Since 1967"

PAID \$35.00
#1903
Bk

This is not a building permit.

You must obtain a permit from the Building Inspector prior to any construction.

Owner: C+R Leasing LLC
Street #: 71
Street Name: Benedict Road
Town: Morris
Mailing Address: PO Box 419
Town: Morris
CT 06703
Zip: 06703
Owner Telephone: 860 567 2011
Email Address: ric@litchfieldpackaging.com
Cell Phone: 203 592 0932
Lot Size: 5 acres
Dimensions of Addition: 30 x 70
Information Supplied By: Rick Edwards
Septic System Designed By: SEWER

Description of Addition

30' x 70' storage building. w/ HEAT & ELECTRIC
NO WATER

The application must be accompanied by a check made payable to TAHD in the amount of:

ACCESSORY STRUCTURE : \$35.00

HABITABLE STRUCTURE: \$55.00

WELL AND SANITARY SEWER: \$35.00

CODE COMPLIANCE STUDY (B100a): \$150.00

(Returned Check Fee on any item: \$25.00)

Application must be accompanied by a SKETCH (on back) showing the relative distances from the proposed addition/structure to the well and septic system. Sketch must be signed by applicant.

Signature of Applicant:

[Signature]

Application Date:

9-30-20

TAHD USE ONLY BELOW LINE



APPROVED



DENIED

Existing Records?

☐

Septic Permit Number:

SEWER

☐ B100a study required

☐ field investigation

SEWER & well

Sanitarian:

[Signature]

Decision Date:

9/30/2020

TAHD is an equal opportunity provider and Employer

Town of Morris
Planning and Zoning Commission

Legal Notice

The Morris Planning and Zoning Commission will hold a Public Hearing on ZOOM Clouding Meetings on Wednesday November 18th at 7:00 PM to hear and act upon the following application:

The Call in number for this meeting is (1 929 205 6099) US (New York). The Meeting ID for when you download the app Zoom Cloud Meetings is 968 1993 1105 and the password to enter is 645680. You may also open up your internet browser and type in <https://zoom.us/j/96819931105?pwd=Z051KzlFVExSSEJHQzRBMjdiWHplUT09> and then proceed to put in the Meeting ID and Password. The login information will also be provided on the Town Website.

PZC 20-33 Property Address: 71 Benedict Rd (29/170/71).
C & R LEASING LLC PO BOX 419 MORRIS, CT 06763, Morris CT, 06763.

The applicant is requesting the following: Approval for Special exception for an additional storage building at 71 Benedict Rd. (29/170/71). All files will be uploaded on the Town of Morris website.

Jeton Adili, Zoning Enforcement Officer

The plans can be viewed by the public at the Town of Morris Planning and Zoning Office.

8200 THE9 0000 0542 0202

05E9 699T 1000 0622 8702

9EE9 699T 1000 0622 RTN?

2018 2290 0001 1669 6374

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

2969 699T 1000 0622 8102

Paid

PLANNING & ZONING APPLICATIONS
TOWN OF MORRIS
3 East Street, P.O. Box 66, Morris, CT 06763

Date: 10-13-20	Permit #: 20-33
Billing Name: C+R Leasing, LLC	
Billing Address: PO Box 419	
Property Location in Morris: 71 Benedict Rd. Morris	
Contact Phone Number 860 567 2011	
Contact Cell Number 203 592 0732	
FEES LISTED ARE THE MINIMUM REQUIRED AND ARE TO BE PAID UPON RECEIPT OF APPLICATION	

Zoning Permit (4500-469-0)	\$ 45.00	
Site Plan (4502-473-0)	\$ 70.00	
Special Exception Application Section 52 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below)	\$ 140.00	
Special Exception Application Section 53 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below)	\$ 140.00	
Special Exception Application Section 63 (4500-469-0) \$140 (excluding Special Exception Applications for towers over 50' below)	\$ 150.00	
Special Exception Application (TOWERS) (acct#1-0000-992-0) (for any tower with a top elevation in excess of 50' feet above grade) \$10,000 (Note: Upon final determination of any such Special Exception Tower Application by the Planning & Zoning Comm. Or, if applicable, by final judgment of a court of competent jurisdiction, the remaining balance, if any, of the application fee shall be refunded to the applicant.	\$10,000.00	
Zoning Change Application (4500-476-0) \$150.00	\$ 150.00	
Subdivision or Re-subdivision (4500-457-0) \$150/lot	\$ \$150/lot	
Zoning Surcharge (State Fee) (4502-474-0)	\$ 60.00	\$60.00
Consultation Receipts & Engineering Fees * Cost to be estimated and paid in advance of public hearing or meeting (1-0000-990-0)	\$	

Print 3 Copies.

Original to Treasurer with Check or Cash

1 copy to Client, 1 copy to P&Z

GRAND TOTAL:	\$ 315.00
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C&R Leasing

P.O. Box 419, Morris CT 06763

September 30, 2020

Morris Planning & Zoning

RE. 30' x 70' Storage Building at 71 Benedict Road

Statement of Use

This building is for machine storage, which is the same usage as the existing building. No hazardous or flammable materials are stored on this property.

The 30 ft x 70 ft single story building is to be erected with a concrete foundation.

The new building will be the same color, style and character as the original building.

The new building will not require any additional employees, parking, traffic, or have any further impact on the neighborhood or surrounding area. The new building is simply for additional machine storage. The business hours of operation will remain the same.

Lighting

For now and in the future when exterior lighting is added, the lighting fixtures will have 90% cut off shields which will keep the lighting contained within the property boundaries, also to prevent light pollution and prevent the sky from glowing at night.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ric Edwards', written over a horizontal line.

Ric Edwards
C&R Leasing, LLC

Received 10:22 AM
October 13, 2020
Susan J. Jeanfavre
Assistant Town Clerk

**MORRIS INLAND WETLANDS COMMISSION
COMMUNITY HALL
MORRIS, Ct. 06763**

October 2020

The regular October 8, 2020 meeting was called to order by the chair at 7:00 pm downstairs in the Community Hall. Present were Connie Trolle, Clif Wheeler, Giles Giovinazzi, and Mike Doyle. Also present were Tom Moran, Chris Edmonds, Rick Edwards, and one other.

The minutes of the regular September 10, 2020 meeting were accepted as written.

Old Business

Application 20-16 from Martin Fletcher to repair the lake edge at 259 East Shore Road was considered. This site was visited, and found that the dry stone wall had been finished by the contractor (while the owner was out of the state). The wall as constructed protects the bank from erosion in the short term. But the vertical wall is susceptible to damage from both wave action and winter ice, and the lake bed to the wave action as it rebounds from the wall. Mr. Fletcher said they are willing to add boulder riprap along the wall to absorb the energy from wave action and to protect the wall proper from ice damage. It was suggested that this be made a condition of approval. On a motion by Connie Trolle, seconded by Clif Wheeler, it was **VOTED** unanimously to approve this application to protect the lake edge with the suggested condition.

New Business

Application 20-17 from Thomas Moran for seawall and lawn repair at 8 Evans Passway was considered. This site was visited. The rock and cement wall has areas where the rocks have fallen out of the wall, and the lawn behind the wall has holes where the water from the lawn has gone behind the wall. Mr. Moran stated that he will have the rocks replaced into the wall, and fill the holes in the lawn area behind the wall with gravel covered with fabric, and topsoil. The lawn edge area will be raised to allow the runoff to go over the wall. On a motion by Connie Trolle, seconded by Clif Wheeler, it was **VOTED** unanimously to approve this application for repairs to an existing structure as required by the regulations.

Application 20-18 from C & R Leasing for a 30 x 70 storage building at 71 Benedict Road was considered. Included with the application is an letter-sized copy of the building area of the site plan with the location of the proposed building drawn in. The original site plan shows that the area of the driveway was filled to bring it level with the building. The proposed building location is over the slope from that fill. Mr. Edwards explained that the proposal is to construct a retaining wall to raise the location to the driveway height. An existing drainage pipe that currently exits that slope would be extended through the wall. It was noted that the pond and wetlands are nearly 200 feet from the proposed activity. Mr. Edwards stated that the retaining wall will be designed by an engineer, and that the design can be sent to the commission. On a motion by Connie Trolle, seconded by Clif Wheeler, it was **VOTED** unanimously to approve this application for activity in the review area with the condition that the engineered plans are sent to the commission to add to the file.

**MORRIS INLAND WETLANDS COMMISSION
COMMUNITY HALL
MORRIS, Ct. 06763**

October 2020

Application 20-19 from Chris Edmonds to repair a seawall at 48 Brunetto Grove was considered. Mr. Edmonds had received a permit to replace the timber lake edge with stone on permit 13-469. This past winter a corner of the wall was damaged by the ice, and Mr. Edmonds proposes to have the damage repaired by Leon Harris. On a motion by Connis Trolle, seconded by Clif Wheeler, it was **VOTED** unanimously to approve this application for repairs to an existing structure as required by the regulations.

Other Business

There was no other business and the meeting was adjourned at 7:39 pm.

Respectfully submitted,

-TOTAL=25

N/F, GREEZY KNOLL ASSOCIATION

FLARED END INV=895.00

SWALE

SIGN

BENEDICT ROAD

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IP (13)

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