

Town of Chester  
203 Middlesex Avenue  
Chester Connecticut 06412-0218

*April 9, 2020*



telephone: 860-526-0013  
facsimile: 860-526-0004  
web page: chesterct.org  
e-mail: info@chesterct.org

APPLICATION FOR SPECIAL EXCEPTION

Print or type application.

Fee: \$ \_\_\_\_\_

Please refer to Section 120 of the Zoning Regulations.

15 copies required\*

Owner(s) Name(s): *William DeJonge*  
*Chester Properties LLC* Phone \_\_\_\_\_  
Address(es): *102 Sill Lane, Old Lyme, Ct. 06371*

Applicant(s) Name(s): *Tiffany Nevins* Phone *860 335 5086*  
Address: *106 W Main St Chester CT 06412*

Total Acres \_\_\_\_\_ Map No. *14* Lot No. *333* Zone: *Village*

Description of all proposed uses and improvements: *Business Use*  
*Proposed Oyster Bar w/cocktails wine etc;*  
*HORS d'oeuvres, etc. See Attached*

The Planning and Zoning Commission is authorized to grant a special exception for the use and/or improvement herein proposed by the provision of Section \_\_\_\_\_ of the Chester Zoning Regulations.

Accompanying this application form is:

- 1) A complete and comprehensive statement describing the proposed changes in use and/or improvements for which such special exception is requested.
- 2) A complete legal description of the premises involved, identifying boundaries by metes and bounds or by courses and distances.
- 3) A list of names and addresses, with Tax Map and Lot numbers of owners of all land abutting, and directly across the street from the land to which this application relates.
- 4) A site development plan, pursuant to Section 120C, prepared or approved by a registered professional engineer or surveyor, showing all information required to determine compliance with the Zoning Regulations.
- 5) \*Fifteen copies of all documents, maps and statements must be submitted.

I/We certify that all of the information on this application, including all accompanying documents, is correct as of the date below.

Owner/Applicant: *Tiffany Nevins*  
Date: *3 / 5 / 20*

The proposed usage for 14 Main St in Chester is an Oyster Bar. We will serve cocktails, wine oysters and small dishes. We will provide seating for about 42 total, this includes 8 bar seats, 4 tables for 4 guests (16 total floor seats), and 8 counter window seats. These counters will need to be installed. Additionally, 10 seats will be outside on the porch. 5, 2 tops.

We will be building a bar which will include drains and sinks, so plumbing will be the only major construction. The kitchen will consist mostly of items that don't require installation, refrigeration, chest freezer, working tables, ice machines and an electric convection oven. No fryers will be installed and no stove and hood. We will not need use of such equipment.

What this business focuses on is fine cocktails and wine, as well as fresh local seafood. We will be sourcing from local oyster farmers, vegetable farmers and fisherman. A sample of the menu includes:

- Daily Oyster Selection with flavored ices (ex. Horseradish ice, tabasco ice, lemon ice)
- Raw Bar Selection including clams, lobster, cherry stones, etc
- Roasted Oysters
- Meat and Cheese Plate
- Fresh Crudo Dishes
- Lobster Sliders w house baked buttery bun
- Beef Tartare
- Local Vegetable Salad

These dishes will accompany an extensive Beverage Program including specialty , season cocktails, local beers and natural wines.

Improvements include installing hand sinks, and bar drains which includes plumbing. This is the only major changes to the space needed.  
We will build the bar and counter but these structures can be removed upon exiting space.  
Tiffany Nevers



# Town of Chester, CT



MapGrid

Zoning

Parcels

Roadway

Easements

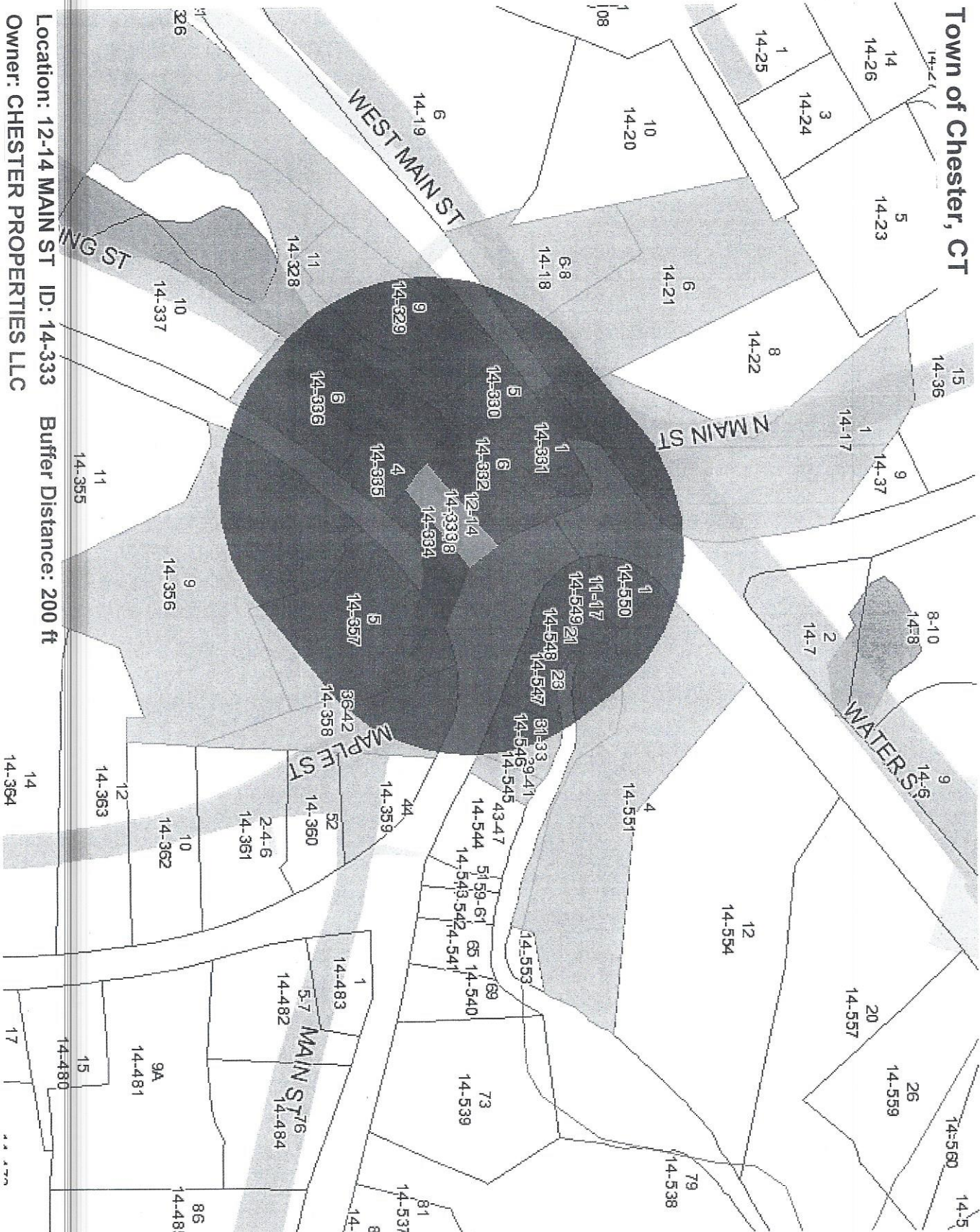
Streams

Water

Wetlands

Town

Towns



Location: 12-14 MAIN ST ID: 14-333 Buffer Distance: 200 ft

Owner: CHESTER PROPERTIES LLC

MainStreetGIS, LLC - [www.mainstreetgis.com](http://www.mainstreetgis.com) / [info@mainstreetgis.com](mailto:info@mainstreetgis.com)

Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

Printed: 3/2/2020

1 in = 154.11 ft





DRAWING NUMBER  
**1524**

SAVED PRODUCTS • NEW HAVEN, CONNECTICUT  
REORDER BY PART NUMBER 1524

DRAWING NUMBER  
**1524**

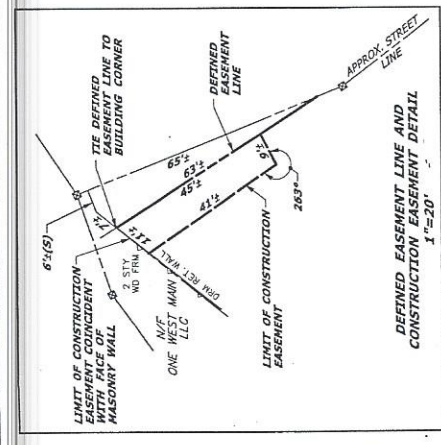
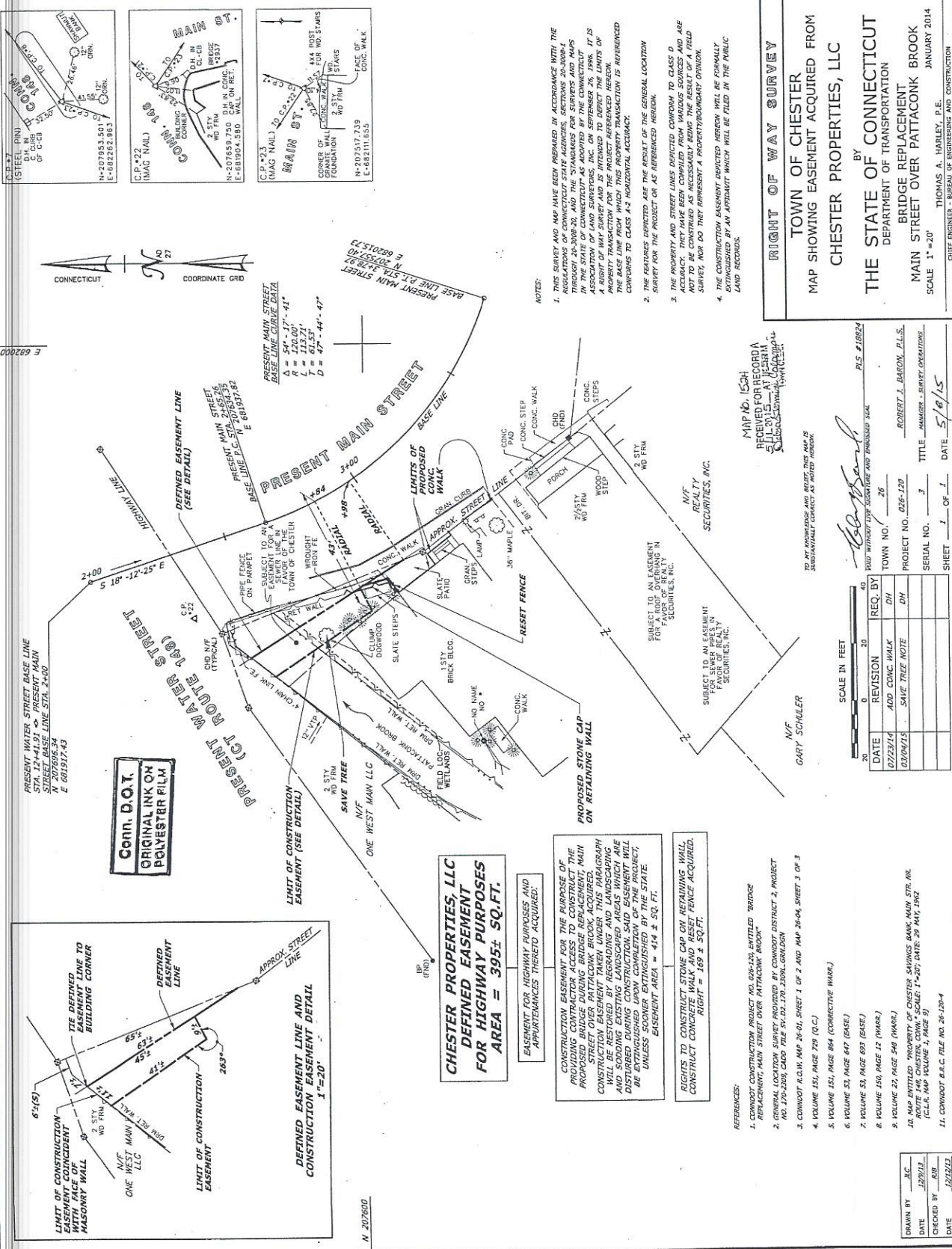
SAVED PRODUCTS • NEW HAVEN, CONNECTICUT  
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SAVED PRODUCTS • NEW HAVEN, CONNECTICUT  
REORDER BY PART NUMBER 1524



**CHESTER PROPERTIES, LLC  
DEFINED EASEMENT  
FOR HIGHWAY PURPOSES  
AREA = 395± SQ.FT.**

EASEMENT FOR HIGHWAY PURPOSES AND APURTENANCES THERETO ACQUIRED:  
CONSTRUCTION EASEMENT FOR THE PURPOSE OF PROVIDING CONTRACTOR ACCESS TO CONSTRUCT THE PROPOSED BRIDGE DURING BRIDGE REPLACEMENT, MAIN STREET OR EASEMENT TAKEN UNDER THIS PARAGRAPH WILL BE RESTORED BY REGRADING AND LANDSCAPING AND SOODING EXISTING LANDSCAPED AREAS WHICH ARE DISTURBED DURING CONSTRUCTION OF THE PROJECT, UNLESS SOONER EXTINGUISHED BY THE STATE.  
EASEMENT AREA = 414 ± SQ. FT.  
RIGHTS TO CONSTRUCT STONE GAP ON RETAINING WALL, CONSTRUCT CONCRETE WALK AND RESET FENCE ACQUIRED, RIGHT = 169 ± SQ. FT.

- REFERENCES:
1. CONVOY CONSTRUCTION PROJECT NO. 026-120, ENTITLED "BRIDGE REPLACEMENT MAIN STREET OVER PATTACONK BROOK"
  2. GENERAL LOCATION SURVEY PROVIDED BY CONVOY DISTRICT 2, PROJECT NO. 120-209, CHAD TLE SV.02.100.2300.GWLDON
  3. CONVOY A.G.W. MAP 26-01, SHEET 1 OF 2 AND MAP 26-04, SHEET 3 OF 3
  4. VOLUME 151, PAGE 729 (R-C)
  5. VOLUME 151, PAGE 884 (CONNECTIVE WALK)
  6. VOLUME 53, PAGE 647 (BASE)
  7. VOLUME 53, PAGE 693 (BASE)
  8. VOLUME 150, PAGE 12 (MARK)
  9. VOLUME 21, PAGE 548 (MARK)
  10. MAP ENTITLED "PROPERTY OF CHESTER SAVINGS BANK, MAIN STR. NR. AVENUE 148, CHESTER, CONN." SCALE: 1"=20'; DATE: 29 MAY 1982 (C.L.R. MAP VOLUME 1, PAGE 9)
  11. CONVOY B.A.C. FILE NO. 26-120-4

DRAWN BY	ASC
DATE	12/29/13
CHECKED BY	RUB
DATE	12/12/12

- NOTES:
1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS FOR PROFESSIONAL SURVEYING, SECTIONS 30-30A-1 THROUGH 30-30A-20, AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS. THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION. IT IS HEREBY CERTIFIED THAT THE SURVEY IS ACCURATE AND THAT THE PROPERTY TRANSACTIONS FOR THE PROJECT REFERENCED HEREON, THE BASE LINE FROM WHICH THIS PROPERTY TRANSACTIONS IS REFERENCED CONFORMS TO CLASS A-2 MONUMENTAL ACCURACY.
  2. THE FEATURES DEPICTED ARE THE RESULT OF THE GENERAL LOCATION SURVEY FOR THE PROJECT OR AS REFERENCED HEREON.
  3. THE PROPERTY AND STREET LINES DEPICTED CONFORM TO CLASS D ACCURACY. THEY HAVE BEEN CORRELATED FROM VARIOUS SOURCES AND ARE NOT TO BE CONSTRUED AS NECESSARILY BEING THE RESULT OF A FIELD SURVEY, NOR DO THEY REPRESENT A PROPERTY BOUNDARY OPINION.
  4. THE CONSTRUCTION EASEMENT DEPICTED HEREON WILL BE FORMALLY EXTINGUISHED BY AN AFFIDAVIT WHICH WILL BE FILED IN THE PUBLIC LAND RECORDS.

**RIGHT OF WAY SURVEY**  
TOWN OF CHESTER  
MAP SHOWING EASEMENT ACQUIRED FROM  
CHESTER PROPERTIES, LLC  
BY  
THE STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION  
BRIDGE REPLACEMENT  
MAIN STREET OVER PATTACONK BROOK  
SCALE 1" = 20'  
JANUARY 2014  
THOMAS A. HARLEY, P.E.  
CHIEF ENGINEER - BUREAU OF ENGINEERING AND CONSTRUCTION

MAP NO. 1524  
RECEIVED RECORDS  
COUNTY CLERK  
NEW HAVEN, CONNECTICUT

SCALE IN FEET  
0 25 50

DATE	REVISION	REQ. BY
07/23/14	ADD CONC. WALK	DH
03/04/15	SHAFT TREE NOTE	DH

TOWN NO. 26  
PROJECT NO. 026-120  
SERIAL NO. 3  
DATE 5/16/15

PLS # 1824  
TOWN NO. 26  
PROJECT NO. 026-120  
SERIAL NO. 3  
DATE 5/16/15

Return to:  
Attorney Gregory Carnese  
P.O. Box 392  
Old Lyme, CT 06371

*Warranty Deed*

To all persons to whom these Presents shall come, Greeting:

KNOW YE THAT KRISTIN M. DIERRICO, of the Town of Chester, County of Middlesex and State of Connecticut, for the consideration of FIVE HUNDRED THOUSAND AND 00/100 (\$500,000.00) DOLLARS received to my full satisfaction of CHESTER PROPERTIES, LLC, a Connecticut Limited Liability Company with offices in the Town of Old Lyme, County of Middlesex and State of Connecticut (hereinafter called the Grantee) do give, grant, bargain, sell and confirm unto the said Grantee, its successors and assigns forever,

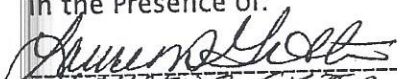
SEE SCHEDULE "A" ATTACHED HERETO

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said grantee, its successors and assigns forever. AND ALSO, I, the said grantor, do for myself and my heirs and assigns, covenant with the said grantee, and with its successors and assigns, that at and until the ensealing of these presents, I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE, and I have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned:


AND FURTHERMORE, I the said grantor do, for myself and my heirs by these presents bind myself and my heirs and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to the said grantee, and to its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, Grantor has herunto set my hand and seal this 30<sup>th</sup> day of September in the year of our Lord Two Thousand and Ten.

Signed, Sealed and Delivered  
in the Presence of:

  
LAUREN S. GISTER

  
KRISTIN M. DIERRICO

  
Alexandra L. Brennan

State of Connecticut            )  
                                          ) ss. Chester                           September 30, 2010  
County of Middlesex         )

On this the 30th day of September, before me, Lauren S. Gister, the undersigned, personally appeared KRISTIN M. DIERRICO, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained as her free act and deed.



SCHEDULE A

A certain piece or parcel of land, together with the buildings and improvements thereon, situated on Main Street in the Town of Chester, County of Middlesex and State of Connecticut, continuing about one-eighth of an acre and bounded and described as follows:

Beginning at a point where the southerly boundary line of land now or formerly of the Chester Savings Bank meets the westerly boundary of Main Street as surveyed and monumented by the Connecticut Highway Department in the year of 1932, which said point is 31.9 feet northerly from a concrete bound of said Connecticut Highway Department; thence running in a straight line westerly along land of said Chester Savings Bank and making an interior angle of 90 degrees and 2 minutes with the westerly boundary line of said Main Street, for a distance of 81.8 feet, more or less, to an iron pi; thence continuing in straight line westerly along land of the said Chester Savings Bank 33.4 feet, more or less, to an iron pipe; thence running in a southerly direction along other land now or formerly of Tanina A. Joslyn 12.5 feet, more or less, to an iron pipe, which said point is the northeast corner of land now or formerly of Irene Aronson; thence running in a southerly direction along said land now or formerly of Aronson 32.5 feet, more or less, to an iron pipe; thence running easterly along other land now or formerly of Tanina A. Joslyn to a point of the westerly side of Main Street; thence running in a northerly direction along the Westerly boundary of Main Street 42.4 feet, more or less, to the point and place of beginning.

Being the same premises conveyed to Kristin A. DiErrico by Warranty Deed dated 26 May 2006 and recorded in Volume 135 at Page 248 of the Chester Land Records.

Said premises are conveyed subject to:

1. A Right of Way along the northerly boundary of said premises in favor of the Chester Savings Bank, its successors and assigns, as set out in a deed from Charles L. Griswold to the Chester Savings Bank dated May 24, 1900 and recorded in Volume 12 at Page 159 of the Chester Land Records, and a right of way reserved in Volume 24 at page 279 of the Chester Land Records.
2. A Right of Way along the northerly boundary of said premises in favor of Tanina A. Joslyn, formerly the owner of the premises westerly adjacent, and to her heirs and assigns, for all uses of ingress and egress, on foot or in vehicle, over and along the right of way which accrues to the Chester Savings Bank, as set out above, as set forth in Volume 27 at Page 549 of the Chester Land Records.
3. An Easement in favor of the premises southerly adjacent, formerly owned by Tanina A. Joslyn, her heirs and assigns, in the nature of permitting a portion of the roof and eaves located on the north said of a building upon the premises southerly adjacent to extend over and above the premises herein described for a distance at which the same now extends northerly over and above the within described premises. Said premises are conveyed together with the covenant of Tanina A. Joslyn, her heirs and assigns, to install and maintain eave troughs in a satisfactory manner at all times from the northerly edge of the roof on the building on the premises southerly adjacent, over and above an open stairway for the protection of same, which stairway is located on the southerly side of a building on the premises herein described and which stairway leads from the ground to the second floor. Tanina A. Joslyn, her heirs and assigns, did covenant that a portion of the roof protection over and above the

- 4. The premises are also subject to an easement in favor of Tanina Joslyn, her heirs and assigns, as owners of the premises southerly adjacent, for the flow of sewage through pipes as existed in November of 1952 from the premises southerly adjacent across the premises herein described in a northerly direction as set forth in Volume 27 at Page 549 of the Chester Land Records.
- 5. An easement for the maintenance of a sewer line and appurtenances in favor of Rowena H. Shibles, her heirs and assigns, as set forth in Volume 53 at Page 693-694 of the Chester Land Records.

Said premises are conveyed subject to any and all provisions of any municipal ordinance or regulation, and federal, state or local law, including, but not limited to the provisions of any zoning, building, planning or inland/wetland rules and regulations governing the subject property and to taxes to the Town of Chester on the List of October 1, 2009, which taxes the Grantee herein assumes and agrees to pay as part of the consideration for this deed.

See also Volume 55 at Page 175 and Volume 57 at Page 528 of the Chester Land Records concerning a Notice and Amended Notice Re Sewer System by the Chester Water Pollution Control Authority. See also Volume 47 at Page 598 for a Certificate of Jointly Owned Property of the Estate of Harry Peter Parodi.

RECORDED  
IN  
VOLUME 150  
PAGE 14  
BY  
TOWN CLERK  
ON  
9/30/10

RECEIVED FOR RECORD  
9/30 2010 AT 2:24 PM  
*Debra Permini Colomari*  
TOWN CLERK