

**APPLICATION FOR A SPECIAL PERMIT**

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Town of Cheshire

OCT 19 2021

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: Planning Dept.

STREET ADDRESS 120 Brick Kiln Place Cheshire, CT 06410

\*APPROX. NO. OF ACRES .62 acres ZONE R40

(\*See attached checklist for over 5 acres)

ASSESSOR'S MAP NO. (s) 62 LOT NO. (s) 94

APPLICABLE SECTION(S) OF ZONING REGULATION \_\_\_\_\_

DESCRIPTION OF PROJECT/INTENDED USE I will be baking  
dessert related items including cakes, cupcakes,  
cookies and other treats.

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 –  
\$ 535.00 paid 05/19/07

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.

VOLUME(s) 2766 PAGE NO.(s) 39

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 Leah Superchi

Applicant's Address 120 Brick Kiln Place Cheshire, CT 06410  
(Print or Type)

Applicant's Signature [Signature]

Telephone Number 203-209-9236 E-Mail leahsuperchi@gmail.com

Owner's Name Leah Superchi

Owner's Signature [Signature] (Print or Type)

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

## TOWN OF CHESHIRE

### APPLICATION CHECKLIST PLEASE INITIAL EACH ONCE COMPLETED

1. ☒ Completed application – including owner's signature(s) as recorded on land records.
2. ☒ Check made payable to "Collector, Town of Cheshire"
3. ☒ Six (6) sets of plans.
4. ☒ Sanitation Certificate **approved** by Chesprocott **or** Letter of Feasibility **MUST BE SUBMITTED WITH YOUR APPLICATION.**
5. ☒ Waiver requests if applicable on subdivisions – include the hardship and/or reason for waiver.
6. ☐ Enhanced Notice if applicable.
7. ☒ Notification to the CT Dept. of Public Health if located within a public water supply aquifer protection area or watershed area.

**APPLICATION FOR SANITATION CERTIFICATE** (To Be Completed by  
Applicant) ✓

NAME OF DEVELOPMENT OR PROJECT: Super Sweets Baking Co.

STREET ADDRESS: 120 Brick Kiln Place Cheshire, CT 06410

APPROX. NO. OF ACRES .62 ZONE 94 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 X  
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: Leah Superchi

(Print or Type)

SIGNATURE OF APPLICANT: 

NAME OF OWNER: Leah Superchi

(Print or Type)

SIGNATURE OF OWNER: 



# MEMORANDUM

## CHESHIRE FIRE DEPARTMENT

250 MAPLE AVENUE, CHESHIRE, CONNECTICUT 06410  
Telephone (203) 272-1828 FAX (203) 272-7314

EMAILED  
11/10/21  
JT

DATE: 11/10/2021

TO: Planning and Zoning Department

FROM: Jack Casner, Chief of Department  
Michael Kozlowski, Fire Marshal

SUBJECT: 120 Brick Kiln Place Special Permit for a Cottage Food Operator



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NOV 10 2021

Planning Dept.

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The Fire Department has reviewed the above application for the planning and zoning process we offer no comments or stipulations at this time.

120 Brick Kiln Place- Home Cottage Food

Zone: R40 – Assessor's Map 62, Lot No. 94 – Cheshire Land Record Volume 2766, Page No.(s) 39



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## Cottage Food License Applications

### Narrative:

My name is Leah Superchi and I am applying for a Cottage Food License under the business name Super Sweets Baking Company so that I will be able to bake dessert items such as cakes, cupcakes, cookies and other treats from my home. I love baking and decorating cakes and have been making treats for my family and friends for years. I am interested in pursuing a license so that I can turn my passion into a business. I plan to take 3-5 orders a week which will mean that I will be baking and prepping 2-5 days in that same timeframe in order to fulfill my orders. My items are all baked in my home oven. I will advertise through social media and word of mouth, and will not have any signage outside of my house. My products will be delivered to my customers personally, and I will not have people coming to my house to pick up their orders.

### The Site:

The proposed site for the cottage food operation is 120 Brick Kiln Place, Cheshire CT 06410.



**Names and Addresses of Abutting Owners:**

**120 Brick Kiln Place Cheshire, CT 06410**

1. 110 Brick Kiln Place – Mr. and Mrs. Manware
2. 130 Brick Kiln Place – Mr. and Mrs. Whalen
3. 105 Brick Kiln Place – Dr. and Mrs. Cha
4. 115 Brick Kiln Place – Mr. and Mrs. Runowicz
5. 125 Brick Kiln Place – Mr. and Mrs. Toth
6. 150 Hotchkiss Ridge – Mr. and Mrs. Kirsch
7. 160 Hotchkiss Ridge – Mr. John Czaplinski

**Method of Packaging:**

All items will be prepared on premise in my home oven and will be packaged in appropriate boxes depending on what the items are; ie. Cakes will be in cake boxes, cupcakes will be in cupcake boxes, etc. All boxes will have a label consistent with the standard regulatory food packaging label containing a list of all of the ingredients listed from greatest to least.

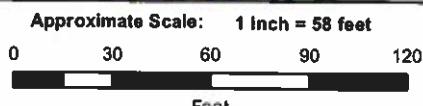
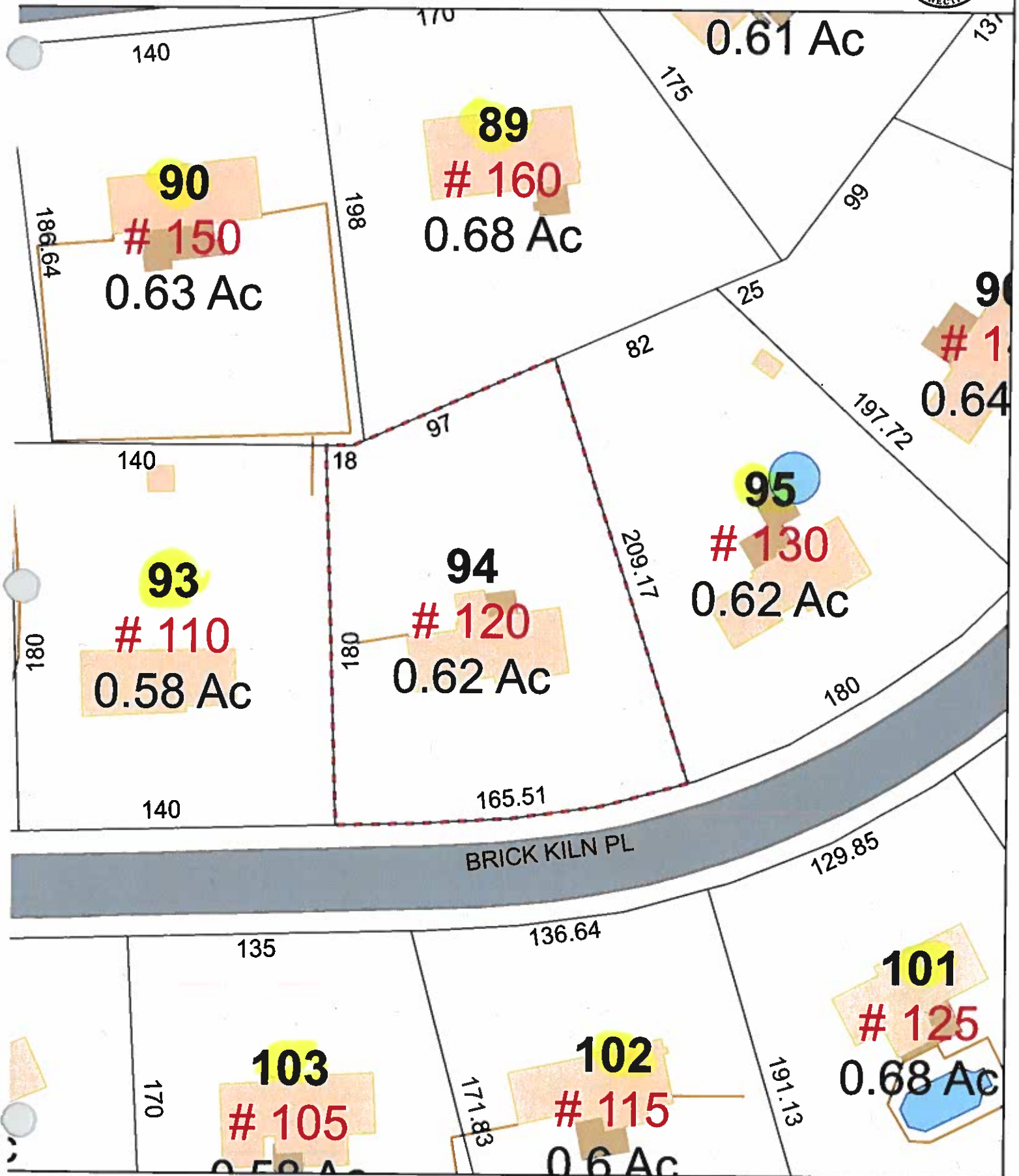


# Town of Cheshire, Connecticut - Assessment Parcel Map



Parcel: 00623100

Location: 120 BRICK KILN PL



Map Produced: July 2021

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Cheshire and its mapping contractors assume no legal responsibility for the information contained herein.



Town of Cheshire  
Planning and Zoning Committee

9 November, 2021

To Whom It May Concern,

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The legal notice has been mailed to the below list of abutting owners of the property 120 Brick Kiln Place, Cheshire CT 06410. The letters were mailed on Saturday, November 6, 2021.

1. Bruce and Kim Cha- 105 Brick Kiln Place, Cheshire CT 06410
2. Michael and Marie Runowicz- 115 Brick Kiln Place, Cheshire CT 06410
3. John and Brenda Toth- 125 Brick Kiln Place, Cheshire CT 06410
4. David and Stacey Manware- 110 Brick Kiln Place, Cheshire CT 06410
5. Matthew and Elisabeth Whalen- 130 Brick Kiln Place, Cheshire CT 06410
6. Brion and Carly Kirsch- 150 Hotchkiss Ridge, Cheshire CT 06410
7. John Czaplinski- 160 Hotchkiss Ridge, Cheshire CT 06410

Sincerely,



Leah Superchi

Subscribed and Sworn to me, a Notary Public,  
in and for the County of New Haven and  
State of Connecticut, this 10<sup>th</sup> day of  
November, 20 21.

  
Notary Public  
My commission expires: 10-31-2024

