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TOWN OF COLUMBIA

323 Jonathan Trumbull Highway, Columbia, CT 06237
(860) 228-0440 FAX: (860) 228-2847

TOWN OF COLUMBIA
BUILDING & LAND USE

PZC 1920-08

Date Submitted: 3/31/2020

Fee Paid: \$610.00
CHK# 2845

SPECIAL PERMIT APPLICATION

See Sections 51 and 52 of the Columbia Zoning Regulations for Special Permit requirements.

New Special Permit Application

Fee: \$610 (\$100 PZC fee + \$ 450 LN cost + \$60 state fee)

Modification to Approved Special Permit

Fee (if no PH): \$310 (\$100 PZC fee + \$150 LN cost + \$60 state fee)

Location of Property

Address: 113 Pine St. Columbia, CT

Assessor's Map 033 Lot 003B Zone RA Lot Area 7.99

Proposed Activity

Proposed Use: Equine + Canine Therapeutic Activities

Applicable Zoning Regulation Section(s): 8.5.2

Proposed construction: New Bldg Addition Interior Signs Site Work None
(check all that apply)

Applicant/Agent Information

Primary Contact

Name: Michelle Martineau

Business Name: New England Human Animal Bond Foundation

Business Mailing Address: 113 Pine St Columbia Ct 06237

Phone: Cell: 8603240928 Email: michelle.leonard@comcast.net

Interest in property: Owner Option Lessee Legal Engr Survey Other

Property Owner Information (if different from above)

Primary Contact

Name: _____

Address: _____

Phone: _____ Cell: _____ Email: _____

SPECIAL PERMIT APPLICATION CHECKLIST

Applications are considered complete only when all of the information as required by the Columbia Zoning Regulations per Sections 51 and 52 is received. Failure to submit, or formally request a waiver, all the required items is grounds for denial by the Commission. In addition to the items below, the Commission may require additional information in order to determine if the proposal conforms to the Regulations.

Office	Applicant*	
	✓	Completed Application with original signatures (plus 10 copies)
	✓	Detailed Statement of Use that includes the nature and intensity of the proposed operation, number of employees and hours of operation (10 copies)
	✓	Names and addresses of property owners within ^{200'} 500' of subject property
	✓	Four (4) copies of a full scale site plan on an A2 survey, plus ten (10) reduced copies at 11" x 17", that include the following information:
		<ul style="list-style-type: none"> • Date, written and graphic scales, north arrow, seals & signatures of engineer, surveyor and other professionals • Lot dimensions with accurate linear and angular dimensions with any easements and deed restrictions noted; adjacent roads and abutter information • Existing and proposed topography, locations of wetlands and waterbodies, drainage swales and other site features (stone walls, trees, ledges) • Existing and proposed structures including dimensions and elevations • Table of proposed frontage, setbacks, and coverage with Zoning requirements • Location and results of test pits; location of proposed well and septic system • Location and description of proposed stormwater system including pre and post development calculations; location and description of utilities and tanks • Location of parking, driveways, sidewalks and access and egress points • Parking plan with calculations per category of use in zoning regulations • Erosion and Sedimentation plan and narrative • Outdoor lighting plan including details and specifications • Landscaping and screening plan including material specifications and details
	N/A	Four (4) copies of architectural plans, plus ten (10) reduced copies at 11" x 17"
	N/A	Completed Sign Application if requesting approval under Section 62.9
	N/A	Copy of approval letters from other Commissions or agencies
	N/A	Copies of all drainage reports, traffic or environmental studies

* For each item listed, indicate the following:

✓ = provided NA = not applicable W = written waiver request attached

Other Information

Is the property located within 500' of Columbia's town boundary? Yes No

Is the property within a FIRM Flood Zone A, A1-30? Yes No

Does the proposal require Inland Wetland's Approval? Yes No

If yes, date of approval _____ (submit copy of approval letter)

Does the proposal require ZBA approval? Yes No

If yes, date of approval _____ (submit copy of approval letter)

Does the proposal require CONN-DOT approval? Yes No

If yes, date of approval _____ (submit copy of approval letter)

Required Information

1. Copy of assessor's card
2. Completed and signed Special Permit Application including a completed checklist and written waivers (if any)
3. Application fee – Check payable to the Town of Columbia

Prior to submitting an application,

applicants are strongly encouraged to discuss the potential land use or pending application with the Town Planner 860-228-0440 or TPlanner@ColumbiaCT.org

By signing this application, I am certifying that all information submitted is true and accurate and that I have submitted all required documentation. I hereby permit Columbia staff and Commission members to enter onto and inspect this site during reasonable hours for the purpose of reviewing the site before and after a permit is granted.

Signature of Owner  Date 3/3/20

Signature of Applicant _____ Date _____

Signature of Authorized Agent _____ Date _____

Statement Of Use

see the next page for the
REVISED Statement of Use

Purposed business use of 113 Pine St Columbia CT for

New England Human Animal Bond Foundation Inc. a 501 (c) (3) public charity
a non-profit organization dedicated to improving the health and well being of individuals of all ages
and abilities by offering animal assisted activities and animal assisted therapy for social, emotional,
physical, cognitive or educational goals through the use of certified pet partner teams.

Activities to include:

Equine Interactions:

Therapeutic interactions would be using my own Equines with clients for mental health and learning
benefits. This would be one-on-one interactions with a client and myself as a trained Equine Specialist,
leading one of my horses; clients would not ride the horses. A mental health professional would be
included when the interactions are for a mental health benefit.

There could be up to 20 visits per week

Canine training:

Training of a clients dog to become an emotional support partner. Training would be in my home. This
could consist of once a week session with client to review what I have trained the dog on. There may
also be situations where I assess the potential of a client's dog to become an emotional support or
therapy partner.

Training of a therapy dog and its handler to work as a team.

I will not be boarding dogs.

There could be up to 10 visits per week

5 days a week (which days are not yet determined)

Hours 9am to 6pm

Future additional staff would consist of 1 additional duly trained Equine specialist/ dog trainer.

There would not be any need for anyone to trailer in with any equines.

There would not be any need for any traffic other than normal passenger vehicles.

Proposed additional accessory building to conduct indoor therapy sessions and training. 60x 80 as seen
on map.

Property is treated with organic bug control and fertilizer on a recommended seasonal schedule.

Statement Of Use

Purposed business use of 113 Pine St Columbia CT for

New England Human Animal Bond Foundation Inc. a 501 (c) (3) public charity
a non-profit organization dedicated to improving the health and well being of individuals of all ages
and abilities by offering animal assisted activities and animal assisted therapy for social, emotional,
physical, cognitive or educational goals through the use of certified pet partner teams.

Activities to include: Up to 5 visits per week
Equine Interactions:

Therapeutic interactions would be using my own Equines with clients for mental health and learning
benefits. This would be one-on-one interactions with a client and myself as a trained Equine Specialist,
leading one of my horses; clients would not ride the horses. A mental health professional would be
included when the interactions are for a mental health benefit.

Canine training:

Training of a client's dog to become an emotional support partner. Training would be in my home. This
could consist of once a week session with client to review what I have trained the dog on. There may
also be situations where I assess the potential of a client's dog to become an emotional support or
therapy partner.

Training of a therapy dog and its handler to work as a team.

I will not be boarding dogs.

5 days a week (which days are not yet determined)
Hours 9am to 6pm

There would not be any need for anyone to trailer in with any equines.
There would not be any need for any traffic other than normal passenger vehicles.
No commercial vehicles, buses, vans etc.

Proposed additional accessory building to conduct indoor therapy sessions and training. 60x 80 as seen
on map.

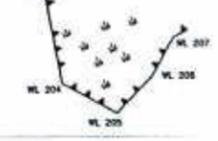
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RECEIVED
OCT 05 2001
TOWN OF COLUMBIA

PINE STREET

AREA SUBJECT TO COMMON DRIVEWAY EASEMENT AND CL&P COMPANY EASEMENT



PARCEL "A"

LIMIT OF WETLANDS PER MAP REFERENCE #2

RECEIVED
MAR 03 2020
TOWN OF COLUMBIA
BUILDING & LAND USE

AS-BUILT PLAN
PREPARED FOR
JIM ENGEL
HOLBROOK ESTATES
-LOT #3-
PINE STREET
COLUMBIA, CONNECTICUT
SCALE : 1" = 50' DATE : OCTOBER 2, 2001

COPY

LEGEND

PROPERTY LINE	---
EASEMENT LINE	- - - -
DRILL HOLE	o
IRON ROD	1/8" x 1/8" x 1/8"
EDGE OF ROAD	---
BUILDING LINE	---
STONEWALL	o o o o o o o o
UTILITY POLE	+
LIMIT OF WETLANDS	~ ~ ~ ~



REFERENCE MADE TO THE FOLLOWING MAPS:

- 1) "SUBDIVISION PLAN - ENTITLED - HOLBROOK ESTATES PINE STREET COLUMBIA, CONNECTICUT OWNER & DEVELOPER P.J.R. LLC 170 ROUTE 88 EAST COLUMBIA, CT 06237" SCALE: 1"=100' DATE: FEBRUARY 19, 1999 REVISED DECEMBER 16, 1999 SHEET 1 OF 3 PREPARED BY DATUM ENGINEERING & SURVEYING, LLC
- 2) "SUBDIVISION PLAN - ENTITLED - HOLBROOK ESTATES PINE STREET COLUMBIA, CONNECTICUT OWNER & DEVELOPER P.J.R. LLC 170 ROUTE 88 EAST COLUMBIA, CT 06237" SCALE: 1"=40' DATE: FEBRUARY 19, 1999 REVISED DECEMBER 16, 1999 SHEET 3 OF 3 PREPARED BY DATUM ENGINEERING & SURVEYING, LLC
- 3) "COMPLIATION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF P.J.R. LLC PINE STREET COLUMBIA, CONNECTICUT SCALE: 1"=100' DATE: FEBRUARY 28, 2000 FILE NO.: E-0044"

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300A-1 THRU 20-300B-2 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION MAP BASED ON A DEPENDENT RESURVEY CONDUCTED ON THE GROUND ON OCTOBER 1, 2001 AND CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. THIS SURVEY AND MAP IS INTENDED TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
EDWARD PELLETIER, L.S. #14203
ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

DATUM

ENGINEERING & SURVEYING, LLC

132 CONANTVILLE ROAD
MANSFIELD CENTER, CT 06250
TEL (860)456-1357 FAX (860)456-1840

JOB NO. 200107

CHECKED BY: _____ CORRECTED BY: _____