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July 6, 2020

JAMES H. GOULD (1911-1985)
JOHN E. LARSON (1924-2016)

Crary H. Brownell, Chairman
East Haddam Planning & Zoning Commission
1 Plains Road
P.O. Box 385
Moodus, CT 06469

Re: Proposed Zoning Amendment
Banner Associates

Dear Chairman Brownell,

Please accept this letter as the Application of Banner Associates for the amendment of the East Haddam Zoning Regulations with respect to Planned Recreational Development Resort Zones. This amendment is the same as considered by the Commission at its January Public Hearing, and thereafter, but was withdrawn by the applicant for further review.

The Application is very limited and is an attempt to deal only with the conversion of structures pre-existing and floating zones for residential use. It will have limited application in the Town of East Haddam. Furthermore, any proposal will be subject to the enhanced review of a special exception use by your Commission.

As you know, my client's particular interest is the main hall at the Banner Resort which has, essentially, no use at the present time. We feel that development of this building in this fashion will be an enhancement to the entire Banner Development and will not be an imposition on the neighborhood, but would rather be an enhancement to both the Town and neighborhood.

I have forwarded the development plans for the projected project to James Ventres electronically at his request.

The Application fee of \$100.00 is enclosed. We would ask this Application be accepted and set down for consideration at a Public Hearing.

Very truly yours,

John S. Bennet
Ext. 210
Bennet@gould-larson.com

JSB/lm
Enclosure

Special Requirement for Planned Recreational Development- Resort Zones - proposed new language is in *italics and bold*,

17.5.4. Maximum Residential Density: The total number of dwelling units shall not exceed an average of one (1) unit per acre of buildable land, provided, however, that no more than eight (8) units shall be located upon any acre of buildable land, *except when converting an existing structure that was present at the time of application for a floating zone for residential use.*

17.5.5. Maximum Non-Residential Density: Non-residential supporting facilities, as set forth above, shall not exceed ten percent (10%) of the total square footage of all residential densities.

17.5.6 Limitations on Residential Structures:

1. There shall be no more than four (4) dwelling units in any one building, *except when converting an existing structure that was present at the time of application for a floating zone for residential use.*

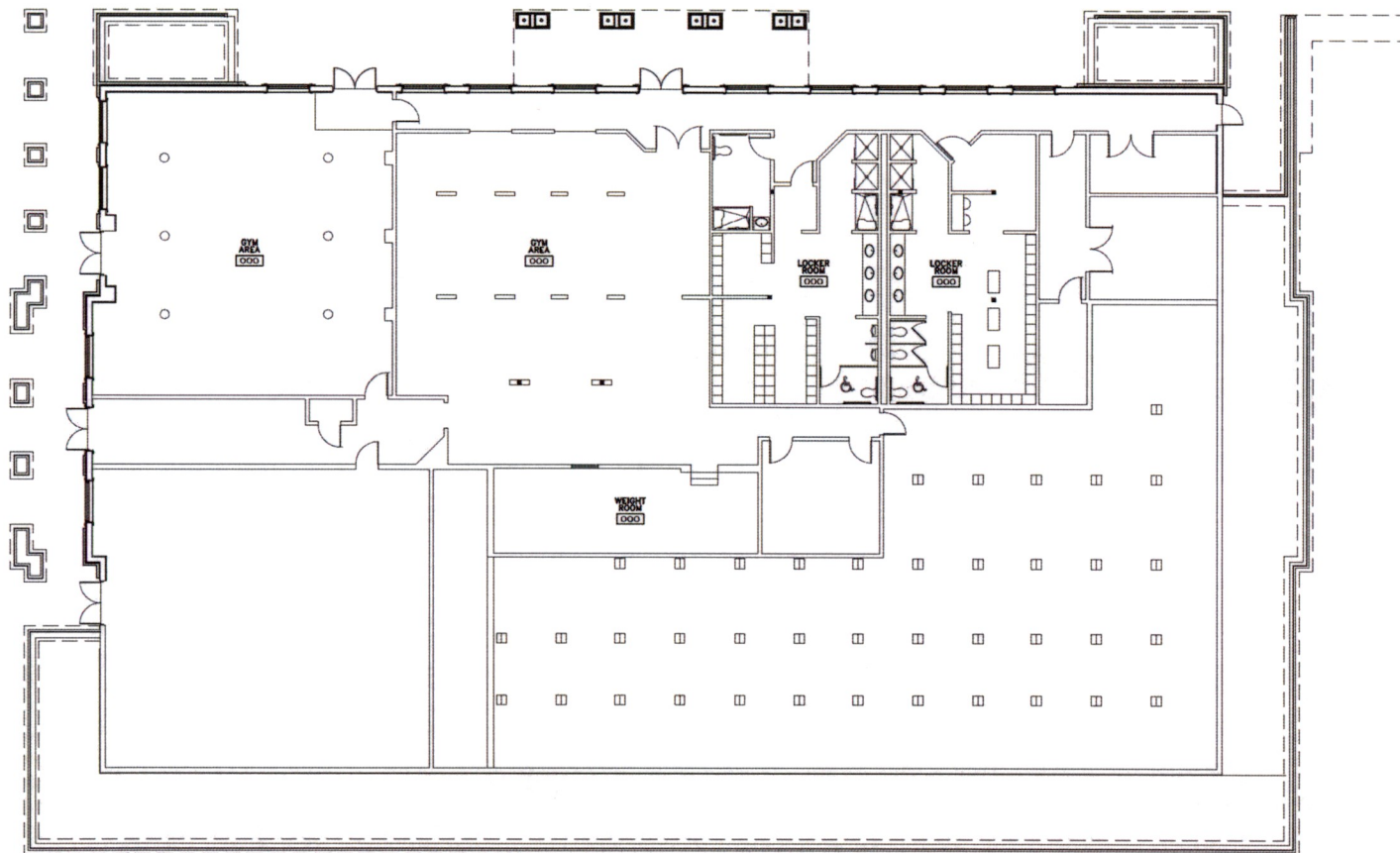
2. Each dwelling unit shall have a minimum living area as follows:

Efficiency Unit	450 sq. ft.
1 Bedroom Unit	600 sq. ft.
2 Bedroom Unit	850 sq. ft.
3 Bedroom Unit	1,000 sq. ft.

There shall be no more than three (3) bedrooms in any dwelling unit.

3. Any room in a dwelling unit, other than one kitchen, one living room, any bathroom, or any open-air or screen porch shall be considered a bedroom for the purposes of this Section 17.5.

4. Every dwelling unit shall have access to a public street, walkway, or other area dedicated to common use as interpreted by the Commission.



1 LOWER LEVEL PROPOSED PLAN
SCALE: 1/16"=1'-0"

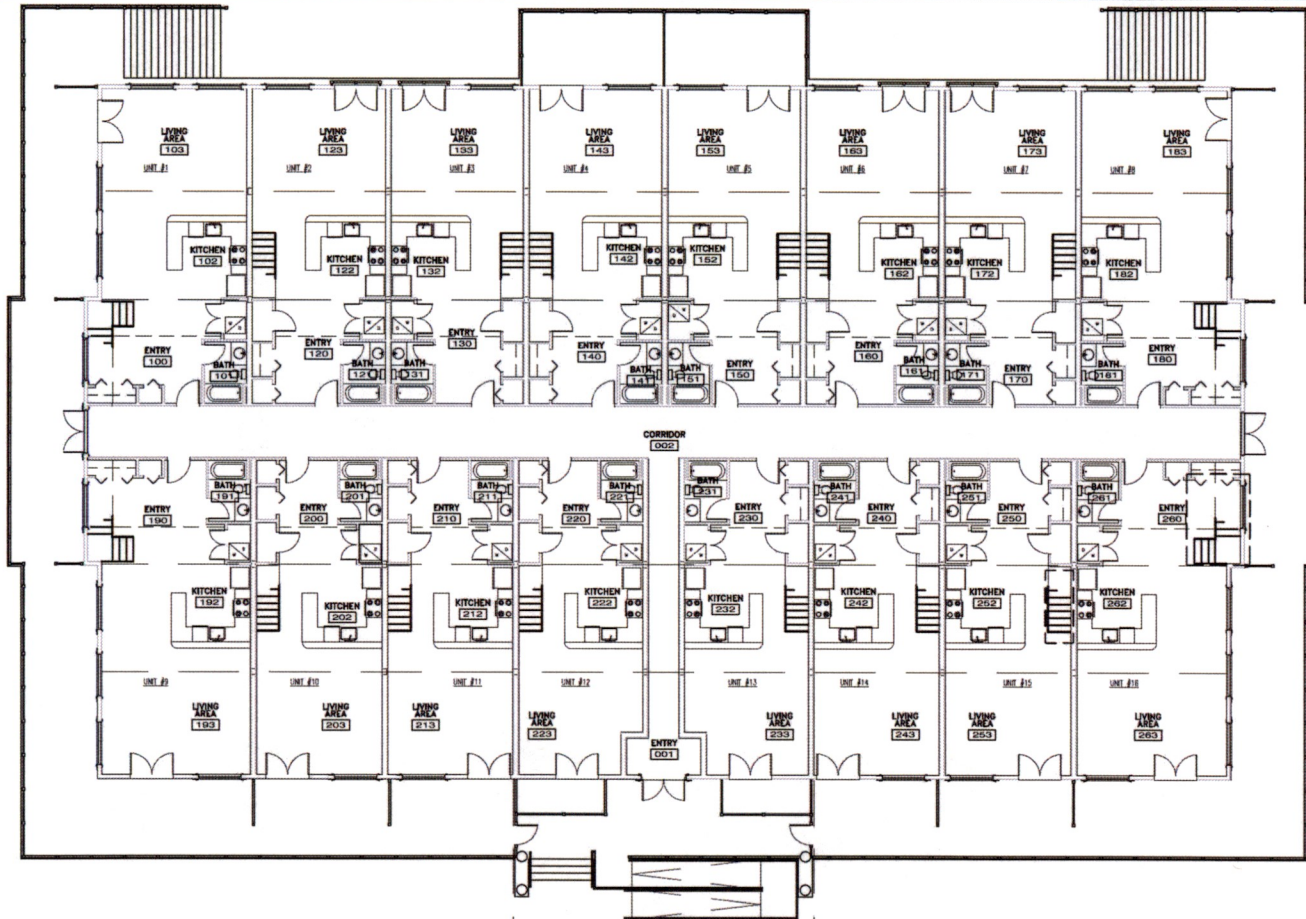
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Banner Estates Community Center Renovation

SHEET TITLE: LOWER LEVEL
PROPOSED PLAN
DATE: 03/12/20 SCALE:
DRAWN BY: GGO CHKD. BY:
JOB NO.:

DWG. NO.:

PR-1



1 GROUND PROPOSED PLAN
SCALE: 1/16"=1'-0"

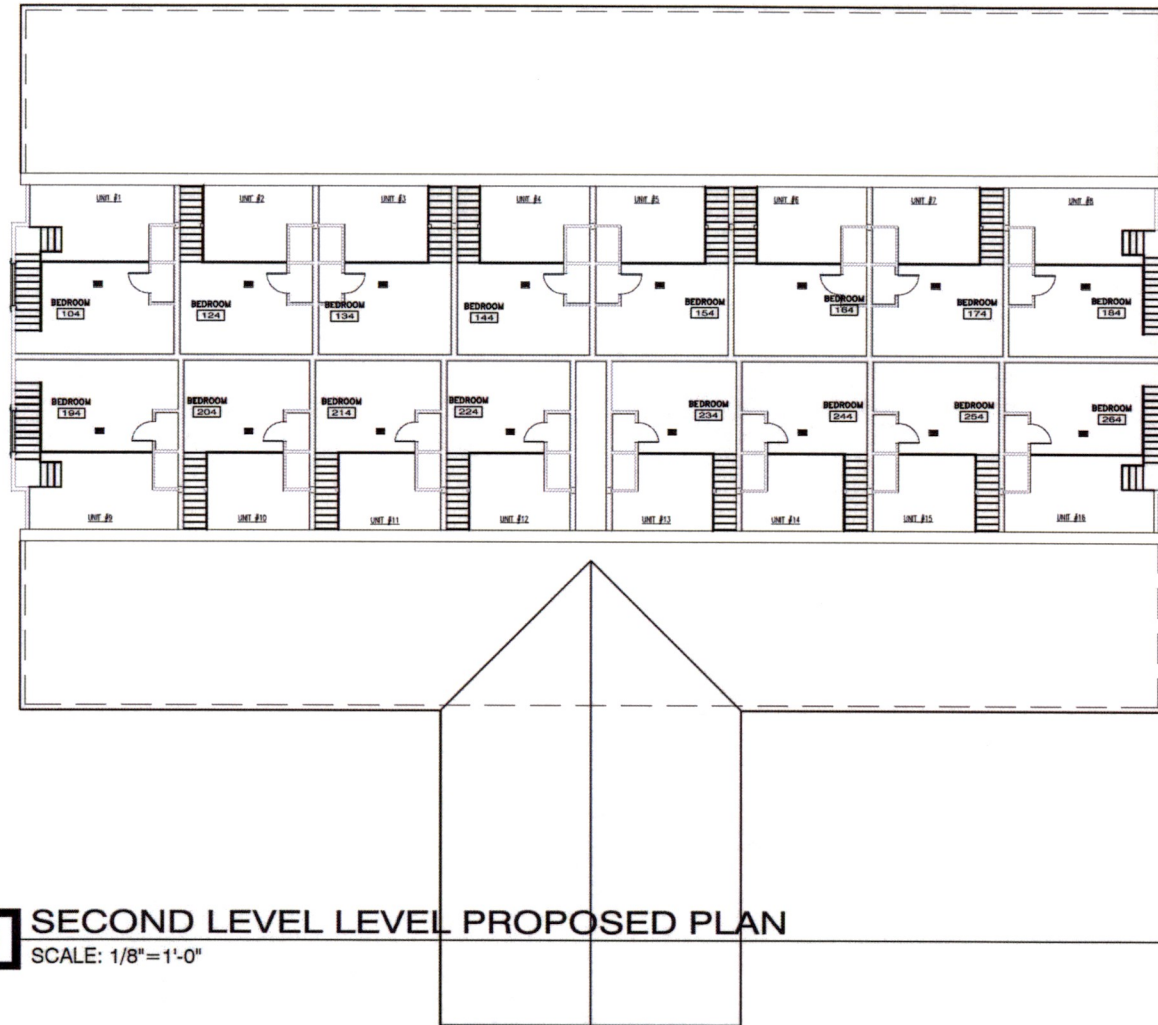
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SHEET TITLE: GROUND
PROPOSED PLAN
DATE: 03/12/20 SCALE:
DRAWN BY: GGO CHKD. BY:
JOB NO.:

DWG. NO.:

PR-2



1 SECOND LEVEL LEVEL PROPOSED PLAN
SCALE: 1/8"=1'-0"

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SHEET TITLE: SECOND LEVEL
PROPOSED PLAN

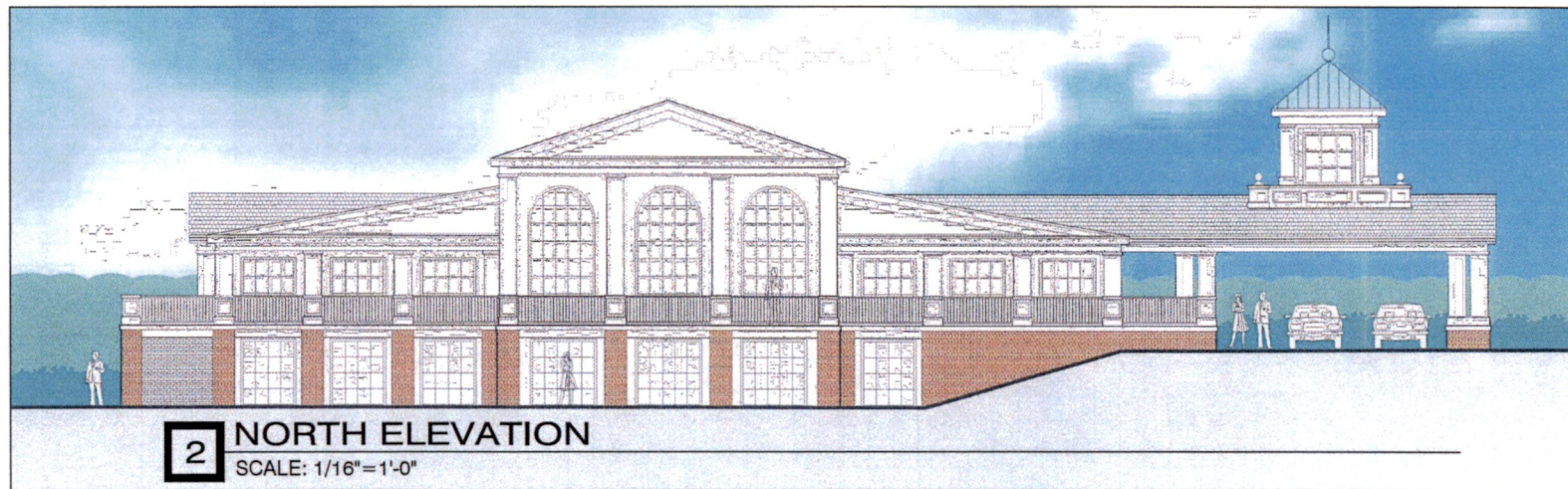
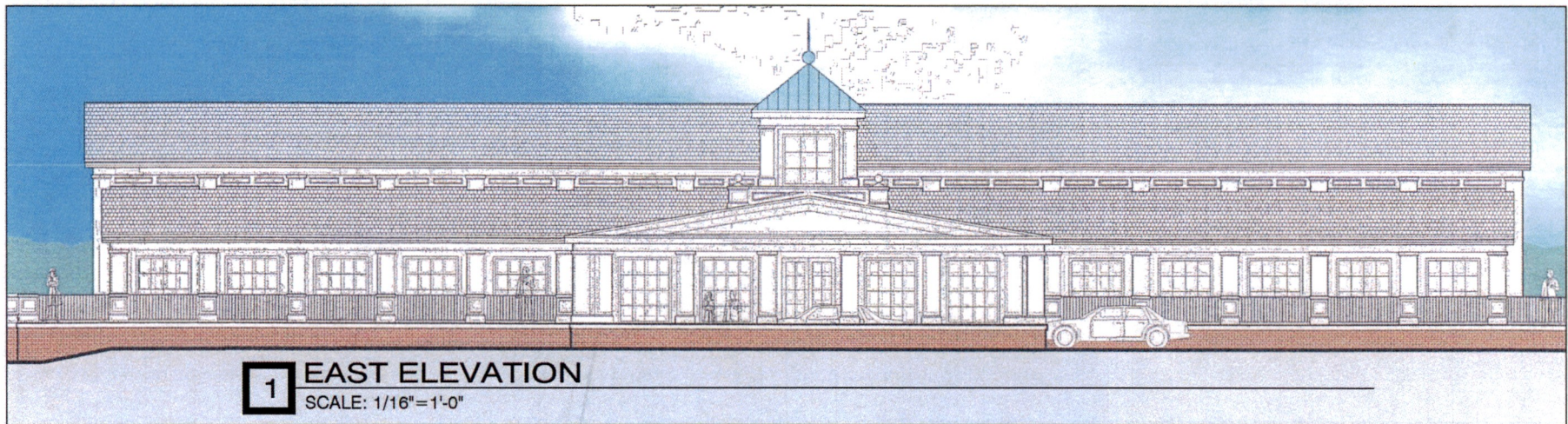
DWG. NO.:

PR-3

DATE: 03/12/20 SCALE:

DRAWN BY: GGO CHKD. BY:

JOB NO.:



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SHEET TITLE: EXTERIOR
ELEVATIONS

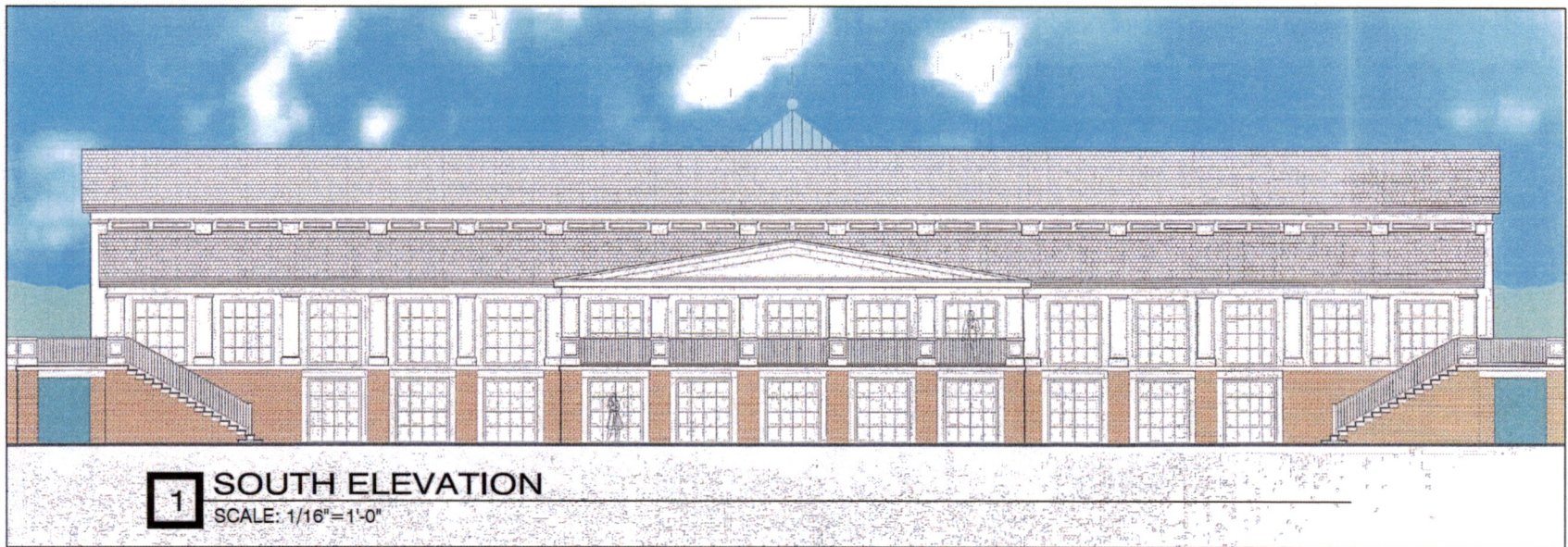
DATE: 03/12/20 SCALE:

DRAWN BY: GGO CHKD. BY:

JOB NO.:

DWG. NO.:

PR-4



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Banner Estates Community Center Renovation

SHEET TITLE: SECOND
PROPOSED PLAN

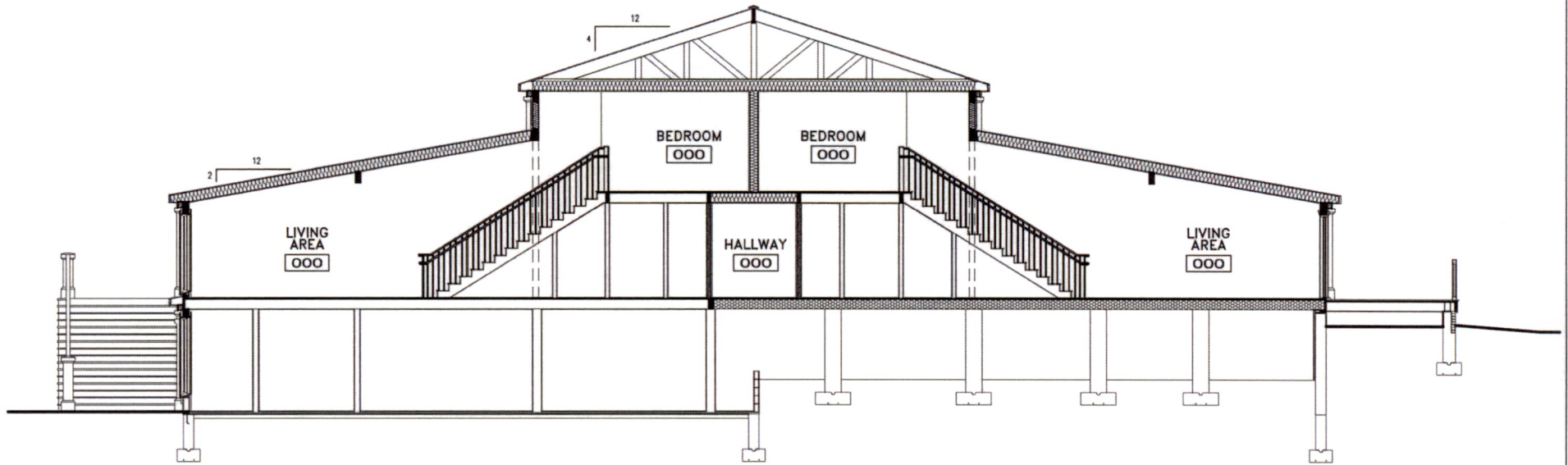
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DRAWN BY: GGO CHKD. BY:

JOB NO.:

DWG. NO.:

PR-5



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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Banner Estates Community Center Renovation

SHEET TITLE: BUILDING
SECTION

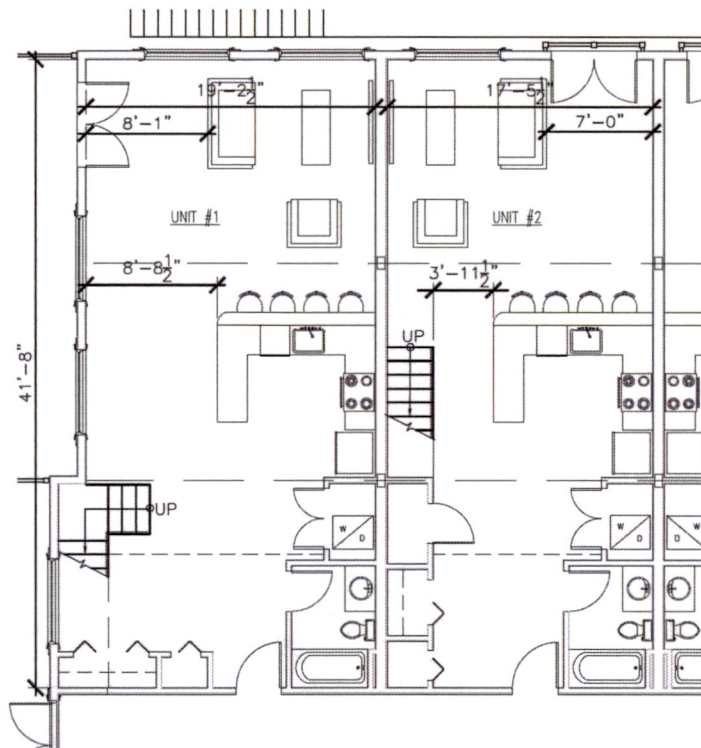
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JOB NO.:

DWG. NO.:

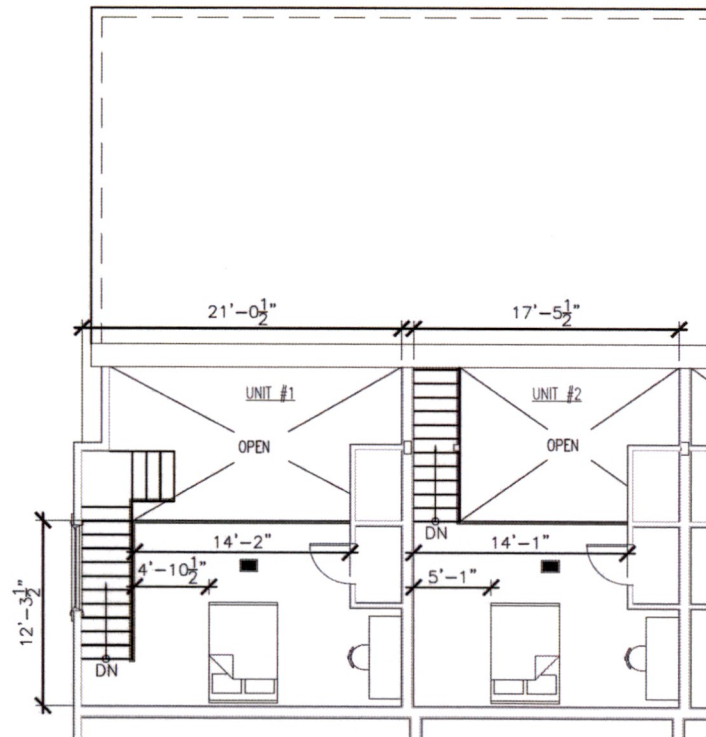
PR-6



1

GROUND FLOOR ENLARGED PLAN

SCALE: 1/8"=1'-0"



2

SECOND FLOOR ENLARGED PLAN

SCALE: 1/8"=1'-0"

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Banner Estates Community Center Renovation

SHEET TITLE: ENLARGED
PLANS

DATE: 03/12/20 SCALE:

DRAWN BY: GGO CHKD. BY:

JOB NO.:

DWG. NO.:

PR-7