Site plan narrative - 23 Main Street

Applicant Allen Jacobs, 130 Winthrop Road, Guilford, Ct 06437
Project to be known as Society Hall

It is located on Map 17 - lots 22 and 23. See attached map

There is an existing septic system - see attached diagram - but was discontinued when city sewer installed circa 1996

This is a historic building erected in 1863. It is well known in the area. It has had myriad uses over the years to include a casket factory, twine factory, button factory and a Masonic Hall. The two lower floors have been approved for use as a coffee shop, retail and office and antique store. The upper floor apparently has never been approved for anything other than a place of assembly - Masonic Hall and a church. See attached

We propose the following uses. The top floor be converted to a single apartment, The 2nd floor be converted to 3 B+B units, one of which will be handicapped accessible. The bottom floor will be converted to a tavern. All three proposed uses are compatible with the East Haddam Village District zoning regulations - see appendix

There will be no increase in the size of the building and very minimal changes to the exterior of the structure. The front elevation will have the porch extended to the length of the building. It is felt this will enhance the aesthetic of the front view but can be eliminated if required. The south elevation with will have a lower window replaced by a door to provide access to a future lower patio. The north elevation will have the unsightly door and metal access removed and replaced by the window being removed from the south side. The bridge is being rebuilt and the side rails being enhanced with several horizontal safety rails similar to what is existing. The west elevation will have a top floor entry door way and steps down to the ground as well as an entry door on the 2nd floor to a hallway leading up to the proposed apartment. The west elevation has no visibility from the street scape.

The grounds will be improved immediately with a streetscape to included locally quarried stone steps and professional landscaping.Future plans include and upper and lower patios for use by any guests of Society Hall. See proposal.

The original sign naming Society Hall will be restored and replaced.

All exterior lighting will feature historically compatible fixtures.

We feel that this proposal meets virtually all the guidelines set forth in sAppendix VI of the zoning regulations. See attached