Application #_____

TOWN OF EAST HADDAM
PLANNING AND ZONING COMMISSION
APPLICATION FOR SITE PLAN/SPECIAL EXCEPTION REVIEW
(Section 14A and Section 14B)

Applicants Name BROWNELL PROPERTIES, LLC

Property Location 423 EAST HADDAM MOODUS RD MOODUS

Applicant's Mailing Address 26 MT PARNASSUS RD EAST HADDAM CT 06423

DAVID ERLANDSON

Phone No. 860-614-8603 Email DWEXCAVATION@COMCAST.NET

Record of Owner BROWNELL PROPERTIES LLC

Assessor's Map # 64 Page # 49 Zone MCD

Section under which application is made 14B + 12.5B

APPLICATION FEE AND SUPPORTING DOCUMENTATION, INCLUDING LETTER FROM BUILDING OFFICIAL/SANITARIAN AND ZONING ENFORCEMENT OFFICER MUST BE IN THE PLANNING AND ZONING OFFICE THE WEDNEESDAY PRIOR TO THE MEETING TO BE PLACED ON THE AGENDA FOR DISTRIBUTION PURPOSES, 15 COMPLETE SETS OF THE APPLICATION AND SUPPORTING DOCUMENTS ARE REQUIRED. FOR DRAINAGE COMPUTATIONS THAT ARE EXTENSIVE, THE ENGINEER MAY SUBMIT 3 SETS OF THE FULL REPORT AND 12 COPIES OF THE SUMMARY.

_____ **Attached checklist is completed**

_____ **Site Plan (Section 14A) and supporting documentation**

_____ **Letter from Building Official**

_____ **Letter from the Chatham Health District**

_____ **Report from Conservation Commission**

_____ **Report from Inland Wetlands Commission**

_____ **Letter from the Zoning Board of Appeals**

_____ **Description of proposed uses & structures**

_____

_____

Fee: $260.00 Site Plan Review includes $60.00 fee for DEEP Fund – PA-235
Fee: $360.00 Special Exception includes $60.00 fee for DEEP Fund – PA-235
Fee: (Variable Fee) Chatham Health District review form
FEE PAID_____ _____

The owner and the applicant hereby grant the East Haddam Planning & Zoning Commission and/or its agents' permission to enter upon the property for which Site Plan Review is requested for the purpose of inspection and enforcement of the Zoning Regulations of the Town of East Haddam.

_____ 4/1/2024

Applicants/Owner's Signature(s) **Date**

_____ _____

PLAN PREPARER PE/LS Signature **Date**

Applicant / Surveyor / Engineer is to check off items completed for site plan review. Place a "W" for item the applicant requests a waiver of:

A. Site Plan A site plan, which shall conform to the following requirements, and contain the following information:

_____1. Property/Boundary Survey. A boundary survey prepared and sealed by a Connecticut Registered Land Surveyor, which survey shall be as required for the State of Connecticut minimum standards for Surveys and Maps. Said survey shall include the dimensions of the subject property, and its acreage or square footage.

__✓__2. Location Map. A location map, at a scale of one inch equals 1,000 feet, showing the location of the site in relation to existing roads which would assist the Commission and the public to orient themselves to the site and its boundaries.

3. General Information:

__✓__a) The name and address of the applicant, property owner of record, the name of the development, and the names of the owners of record of all adjacent properties;

_____b) The name, address and professional seal of each design professional responsible for, or participating in, the design of the site;

__✓__c) The assessor's map and lot numbers for the subject property and the properties within one hundred (100) feet of the perimeter of the site;

_____d) The date of the site plan, a north arrow, and the scale of the plan;

_____e) A description of any existing deed restrictions, covenants, easements, rights of way, or similar encumbrances which run with the land, including the identity of the dominant and servant estates, the volume and page of the East Haddam Land Records where the same are recorded, and the date upon which they will expire, if any;

_____f) The words, "Approved by the East Haddam Planning and Zoning Commission/Zoning Board of Appeals" with a designated place for the signature of the chairman or secretary of the Commission or the Board, as the case may be, and the date of signing.

4. Site Features, Existing. On the site, and within one hundred (100') feet of the perimeter of the site:

_____a) All existing uses of land including uses not requiring buildings or structures, such as outside storage; property lines, streets, utility lines, ledge outcrops, specimen trees, major tree or shrub areas, and other significant features of the site, both natural and manmade;

_____b) Wetlands and watercourses as defined by the Regulations of the East Haddam Inland Wetlands and Watercourses Commission; the high water level of areas covered by water (such as lakes, rivers, streams, ponds, swamps, and the like);

_____c) Areas having slopes in excess of twenty (20%) percent;

_____d) Flood hazard areas as designated on the most current Federal Flood Insurance Rate Map for the Town of East Haddam, and the rate map designation for such areas;

_____e) Existing structures and their uses, general type of construction, height, and the like;

_____f) The location of all existing wells, existing septic systems, public water supply watersheds, and other public or private water supplies;

_____g) Existing monuments, iron pins, and other boundary indicators;

_____h) The soil classifications, as per the US Soil Conservation Service/Middlesex County Coding of Soil Types;

_____i) Existing contours of the land at intervals of two (2) feet, or less where the topography of the site and the area around it cannot be otherwise accurately and fairly represented.

_____j) Existing roads, paths, major and unique natural, scenic, historic, and open space features.

5. Site Features, Proposed. On the site, and for any area off the site where any alteration whatsoever is proposed:

_____a) Any change whatsoever to any of the existing features depicted on the site plan in accordance with the preceding paragraph, including, but not limited to: proposed uses of land, including uses not requiring a structure or building;

_____b) The location, dimensions, square footage (both ground floor and total), height, and type of construction of all buildings or structures, including fences, walls, signs, lighting fixtures, flagpoles, and the like;

_____c) The location of any proposed well, septic system, and the location of, and test results for, any and all percolation and deep test holes, as verified by the Town Sanitarian and/or Health Official;

_____d) Any regrading, excavation, filling, and the volumes of material to be brought onto or removed from the site;

_____e) The percentage of building coverage, combined building and paved area coverage;

_____f) Alterations in property boundaries, easements, utilities, and the like;

_____g) The location of any roads, curbs, sidewalk, driveway, parking and loading area(s) paths, and similar improvements;

_____h) Phase lines, proposed future division of the property, long-term lease boundaries, and the like.

_____i) In any site plan requiring the erection of any structure, grading, drainage work, paving or other improvement, those aspects of the plan shall be prepared, signed, and sealed by a Connecticut Registered Professional Engineer.

_____j) The areas of wooded portions of the site, or specimen trees, to be removed or retained, and the location, design, and content of landscaping to be created, including the size, number, and type of all landscaping material to be planted, and the proposed treatment of all buffer strips, screens, and islands.

_____k) The expected intensity and frequency of noise which may be emitted from the site or use, and the methods to be used to control the same.

_____l) The height, bulk, use and location of all buildings; typical floor plans or other plans for the use of interior spaces of proposed buildings; the exterior appearance of proposed buildings, including a minimum of two exterior elevations, designation of materials, colors, and textures of exterior finishes, roofing, trim, and the like; location of heating, air conditioning, ventilation, and similar equipment; and special exterior features, such as building mounted signs, drive-in windows, building or roof lighting, roof drainage/gutters, and features of the interior of the building designed to be capable of being seen from the exterior. A rendering consisting of a minimum of two exterior elevations shall be submitted.

6. 14A.2.A Parking and Drainage:

_____a) The site plan shall include all information necessary to establish conformance with the requirements of Section 11 of these Regulations, Off-Street Parking and Loading Requirements, and shall also include the calculations utilized to determine the parking and loading areas as depicted on the site plan.

_____b) The site plan shall depict the dimensions of all parking and loading spaces, the total number of such spaces, and any proposed future or expansion parking or loading spaces. In addition, the site plan shall include the location, invert elevations, pipe sizes, flow calculations, and all other similar information as may be required by the Commission's engineering consultant to properly evaluate the storm water management plan for the site.

_____c) For any site plan which depicts more than five thousand (5,000) square feet of impervious surface, be it building areas or paved areas, the site plan shall include provisions to retain stormwater runoff so as to produce no increase in peak runoff when such provisions is determined to be needed by the Town's Engineer. The methods used to meet this requirement shall be as prescribed by the Commission's engineering consultant.

_____d) For any site plan, the proposed design, location, and illumination level of all outdoor lighting, which shall be used particularly in pedestrian and vehicular areas.

B. Sanitary Waste Disposal Plan.

For any site which is to be served, and is capable of being served, by an operational public sanitary sewer line prior to occupancy, the site plan shall depict the sewer lateral and other engineering information suitable to determine that connection to an operational sanitary sewer line is feasible. In addition, the applicant shall provide an approval letter from the East Haddam Water Pollution Control Authority stating the site if approved by the Planning and Zoning Commission is authorized to connect to the Town's system.

For any site which is not to be served by public sanitary sewers, the applicant shall submit a sanitary waste disposal plan which shall include, at a minimum, the following:

1. Report of Soil Test and Percolation Data.

A Report of Soil Test Data signed by the Town Sanitarian or his representative which shall be in conformance with the Connecticut Public Health Code, as the same may be amended from time to time. All percolation tests and observation test pits for groundwater and ledge shall be dug and, tests performed, in accordance with the Technical Standards of the Connecticut Public Health Code, as the same may be amended from time to time, and shall be supervised and certified by the Town Sanitarian or his designee, who shall provide to the applicant, for inclusion with his Site Plan Approval Application, a verified approval of the application for subsurface disposal in accordance with the Connecticut Public Health Code, as the same may be amended from time to time. At least one (1) observation test pit for groundwater and ledge shall be dug in the designated location for each and every primary and reserve leaching field.

2. Soils with Severe Limitations.

If any existing soils in the immediate area of the site designated for sanitary waste disposal are classified as having "severe" limitations for on-site sewerage treatment (as set forth in Section 4.3(1)(a) the East Haddam Subdivision Regulations), in accordance with the current soils map of the US Department of Agriculture, Soil Conservation Service, then a subsurface sewerage disposal plan shall be presented to the Commission. Said plan shall specifically address the methods utilized to overcome the limitations identified in the soils of the site; shall be prepared by a licensed Connecticut Professional Engineer, and shall be accompanied by a written report of the Town Sanitarian or his representative certifying that the plan will resolve the limitations of the soils, and will pose no significant risk to the public health or safety. All sanitary waste disposal systems to be located in the immediate area of soils with "severe" limitations, as set forth above, shall have 100% replacement leaching fields at least equal in size to the original leaching fields, and the location of both the original and replacement leaching fields shall be designated on the site plan. Both the original and replacement fields shall be located so as to contain the percolation and deep test pits.

C. Soil Erosion and Sediment Control for Land Development:

Refer to Section 14AC of the East Haddam Zoning Regulations.

D. Protection of Surface and Ground Water Supply.

Refer to Section 14AD of the East Haddam Zoning Regulations.

E. Certificate for Community Wells.

Refer to Section 14AE of the East Haddam Zoning Regulations.

F. Inland/Wetlands and Watercourses.

Refer to Section 14AF of the East Haddam Zoning Regulations.

G. General Provisions.

Refer to Section 14AG of the East Haddam Zoning Regulations.

9.5.6. East Haddam Village District Special Exception Applications Site Design and Compatibility Objectives

Applications shall provide a narrative, site plans, and design that demonstrate that the application is in compliance with subsections 9.5.5 and 9.5.6, including the approval of the East Haddam Historic District Commission where applicable, per Section 9.5.5. All development in the village district shall be designed to achieve the following compatibility objectives to the greatest extent possible. It is recognized that not all applications may be able to achieve each and every objective or in some cases a particular objective may not be applicable to the project. In cases where there is no change in the exterior appearance to the building or landscape the application shall still include a narrative and site plan of the existing conditions. These objectives are further defined in Appendix VI *"Site Design and Compatibility Objectives and Guidelines"*

1. that proposed buildings or modifications to existing buildings be harmoniously related to their surroundings and to the terrain in the district and to the use, scale and architecture of existing buildings in the district that have a functional or visual relationship to a proposed building or modification,

2. that all spaces, structures and related site improvements visible from public roadways, the Connecticut River, and public walkways be designed to be compatible with the elements of the area of the village district in and around the proposed building or modification,

3. that the color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property and any proposed signs and lighting be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping, and

4. that the removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.

5. The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the district;

6. proposed streets shall be connected to the existing district road network, wherever possible;

7. open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting;

8. locally significant features of the site such as distinctive buildings or site lines of vistas from within the district, shall be integrated into the site design;

9. the landscape design shall complement the district's landscape patterns;

10. the exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with their surroundings; and

11. the scale, proportions, massing and detailing of any proposed building shall be in proportion to the scale, proportion, massing and detailing in the district.

SECTION 14A - SITE PLAN REVIEW
SECTION 14A.3-G

G. In the case of a Site Plan Approval not requiring a Special Exception, the applicant shall submit three (3) complete sets of plans, as the same may have been modified by the Commission, at least one (1) of which shall be printed on mylar. **Final copies, including the mylar, shall have the approval letters of the Planning and Zoning Commission and Inland/Wetlands and Watercourses Commission printed on them.** Said sets shall be signed by the Chairman or Secretary of the Commission, and the mylar set retained by the Clerk of the Commission; the remaining sets shall be distributed to other officials of the Town who may require them.

SECTION 14B SPECIAL EXCEPTION
C. SUBMISSION OF APPLICATION

5. Endorsement and Filing. Within sixty-five (65) days of the Commission/Board approval, the applicant shall submit one (1) set of final plans on mylar, and two (2) printed sets reflecting all conditions or **letters of the Planning and Zoning Commission and Inland/Wetland and Watercourse Commission printed on them** and accompanied by signed, sworn statements of the applicant's land surveyor, engineer, architect, and any other professional who has participated in the preparation of the application materials, to the effect that the plans submitted are the same as those approved by the Commission, except for the depiction of modifications and conditions required by the Commission in approval vote.

SPECIAL EXCEPTION WORK SHEET - OFFICE USE ONLY

Applicant's Name _____

Proposed Activity _____

Location: _____ M____ L____

Land Surveyor/Engineer: _____

Attorney: _____

Date of receipt _____ Complete Application _____

Public Hearing to be scheduled w/in 65 days _____

Legal Notice to be published _____

Notice by certified mail to interested parties and abutting property owners (100 ft) per town ordinance.
_____

Public Hearing to be closed w/in 35 days _____

Extensions may be granted w/applicants consent for an additional 35 days _____

Decision to be made w/in 65 days after P.H. is closed. _____

Notice to applicant w/in 15 days certified mail _____

Decision to be published w/in 15 days _____

EFFECTIVE DATE - filing date in land records

REPORTS

I.W.W.C.C.

Date of receipt _____ Review up to 65 days _____

Decision w/in 35 days _____

If public hearing is held - P.H. to be set w/in 65 days of date of receipt. _____

P.H. to be closed w/in 45 days _____

Extensions may be an additional 45 days _____

Decisions w/in 35 days of P.H. closing _____

SITE PLAN REVIEW APPLICATION WORK SHEET - OFFICE USE ONLY

Applicant's Name _____

Proposed Activity _____

Location: _____ M____ L____

Land Surveyor/Engineer: _____

Attorney: _____

Date of receipt _____ Complete Application _____

Decision to be rendered in 65 days _____

Applicant may request an additional extension of two further 65 day periods
1st _____ 2nd _____

Decision to be published 15 days _____

Applicant notified certified mail 15 days _____

Site plan work to be completed w/in 5 years of date of approval. Extensions may not exceed an additional 5 years.

REPORTS

I.W.W.C.C. report _____ date of receipt _____

Review period 65 days_____ Decision w/in 35 days _____

If P.H. is held - P.H. date to be set w/in 65 days of date of receipt _____

P.H. to be closed w/in 45 days _____

Extensions may be an additional 45 days _____

Decision with 35 days of P.H. closing _____

TOWN OF EAST HADDAM - PLANNING AND ZONING COMMISSION
LAND USE OFFICE
SITE PLAN REVIEW COMMISSION REPORT

Assessor's Map____ / Lot____ **Zone / District____.**

Application #_____. **Date:_____.**

Applicant Name: _____.

Address: _____.

Record Owner: _____.

Property Location: _____.

Notification per Town Ordinance / Return Receipts Submitted

SITE PLAN CRITERIA UNDER SECTION 14A

Application Complete_____. **Waiver Requested_____.**

NOTES:

ZONING BOARD OF APPEALS

Approval Letter In file____.

NOTES:

INLAND WETLANDS and WATERCOURSES COMMISSION

Approval Letter In File_____.

NOTES:

BUILDING OFFICIAL / SANITARIAN

Approval Letter In File____.

NOTES:

Narrative

East Haddam Zoning Regulation
Section 14B Special Exception

423 East Haddam Moodus Rd
Moodus, CT 06469

Brownell Properties LLC, the owner of 423 East Haddam Moodus Road, hereby requests a Special Exception under Section 14B of the East Haddam Zoning Regulations revised through April 1, 2023.

Brownell and Company owned and operated a twine manufacturing business at 423 East Haddam Moodus Road between 1825 and 2019. Throughout the years, multiple large additions were built to provide adequate space for a growing company. At its peak, Brownell and Company employed more than 200 employees working three shifts, around the clock, at this site. Unfortunately for Brownell and Company, business dwindled in the 2000's which led to complete abandonment of more than 70,000 sf of manufacturing/storage space and 5,000 sf of office space.

Brownell Properties, LLC purchased the 15+ acre site in 2022 with hopes of revitalizing the once thriving site with multiple tenants. Since the property was built to supported over 200 employees, an existing well, sanitary system, ample parking and many entrance/exits already exist. Multiple additions were constructed, through the years, which can be easily segregated to support multiple tenants of differing uses and needs.

As seen on the plan view of the existing building, we currently have two tenants. Tenant 1 occupies approximately 10,000 sf of space which they use to refurbish, warehouse and ship used medical equipment worldwide. Tenant 2 is a private nonprofit baseball/softball league for children ages 9 to 18 which uses approximately 9,000 sf as batting and fielding cages. For the time being, we also use approximately 30,000 sf of empty space to store recreational vehicles and automobiles for customers.

We are requesting that the East Haddam Planning and Zoning Commission grant a Special Exception allowing the division of existing spaces into smaller, more rentable areas containing mixed uses conforming to Section 9.6 Moodus Center Village of the regulations. Future tenant approval would require approval by the Building Official, Zoning Official and Fire Marsal.

Request for Waiver

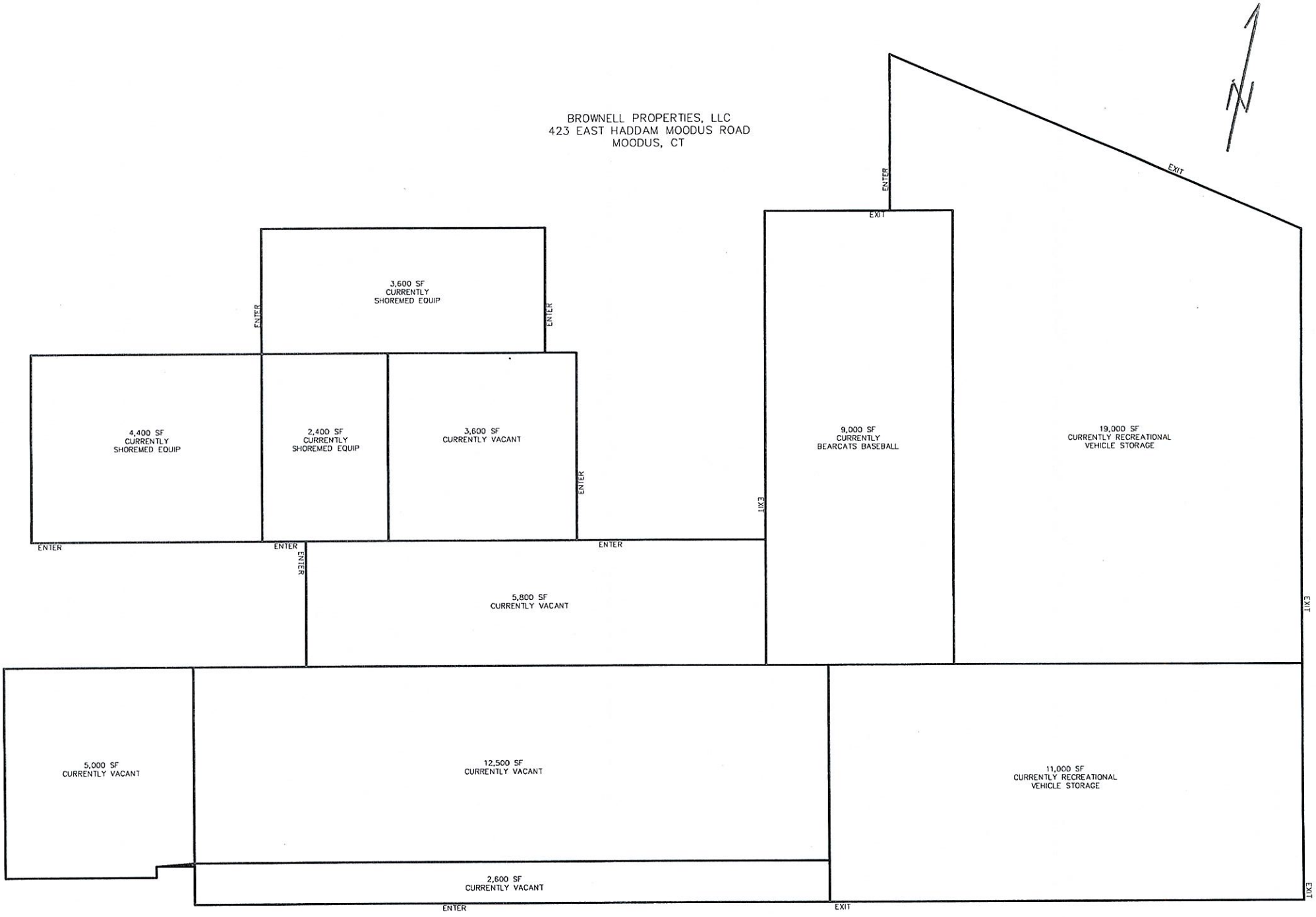
East Haddam Zoning Regulation
Section 14B.2 B

423 East Haddam Moodus Rd
Moodus, CT 06469

Brownell Properties LLC, the owner of 423 East Haddam Moodus Road, hereby requests a waiver under Section 14B.2 B of the East Haddam Zoning Regulations revised through April 1, 2023.

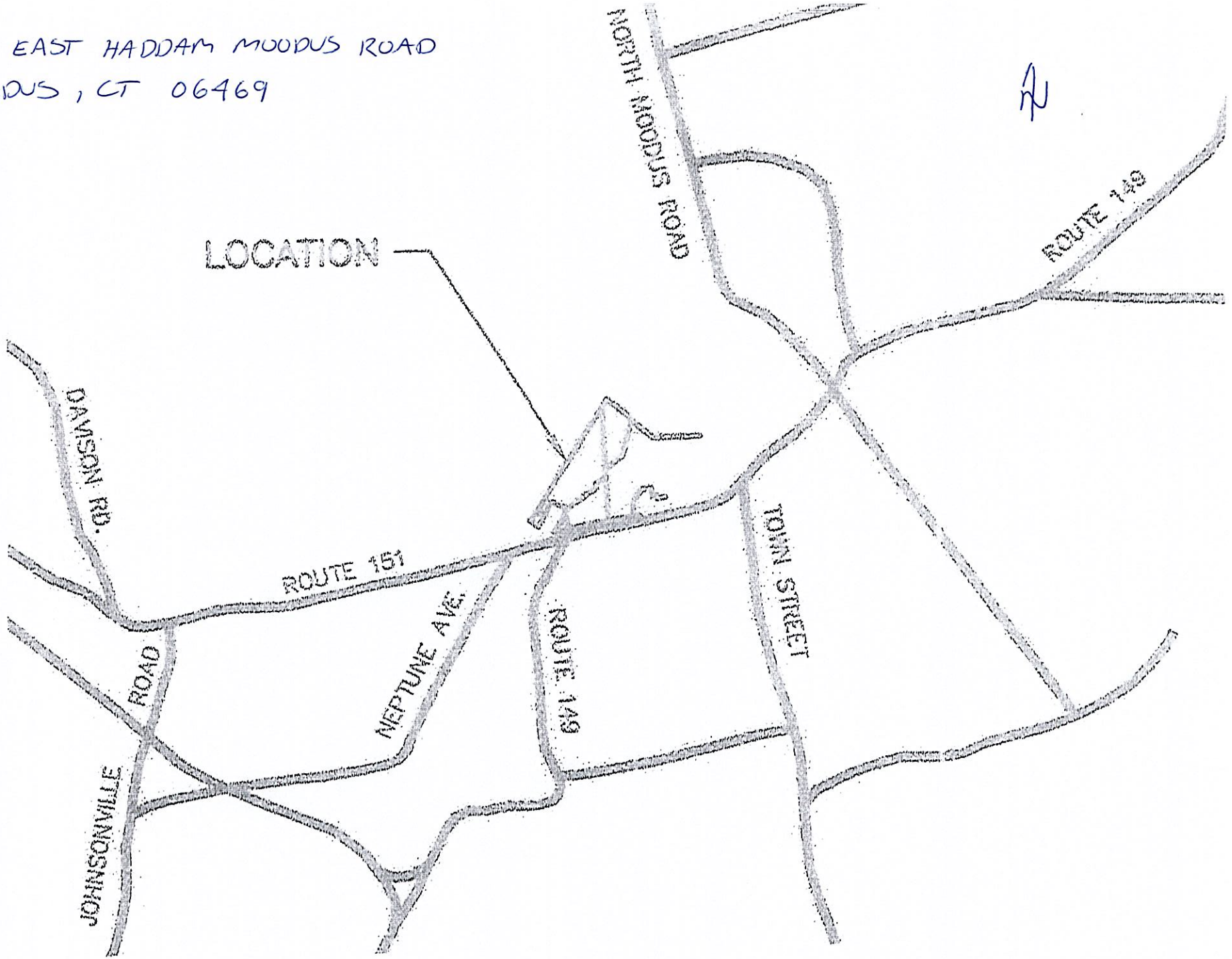
Section 14B.2 B allows the commission to wave the submission of a site plan when it is not required to determine compliance with the criteria set forth in Section 14B. Although we have provided a plan showing existing buildings in relation to the property, not all requirements of a Site Plan under Section 14A.2.A have been provided.

BROWNELL PROPERTIES, LLC
423 EAST HADDAM MOODUS ROAD
MOODUS, CT



SCALE: 1" = 40'

423 EAST HADDAM MOODUS ROAD
MOODUS, CT 06469



LOCATION MAP
1" = 1000'

1 foot Abutters List Report

East Haddam, CT
January 04, 2024

*USE THIS LIST FOR NAMES OF OWNERS OF RECORD ON ADJACENT PROPERTIES.

Subject Property:

Parcel Number: 064-049
CAMA Number: 064-049
Property Address: 423 EH MOODUS RD

Mailing Address: BROWNELL PROPERTIES LLC
26 MT PARNASSUS RD
EAST HADDAM, CT 06423

Abutters:

Parcel Number: 064-043
CAMA Number: 064-043
Property Address: 119 MOODUS LEESVILLE RD

Mailing Address: CAREY DAVID
BOX 218
EAST HADDAM, CT 06423 ✓

Parcel Number: 064-044
CAMA Number: 064-044
Property Address: 121 MOODUS LEESVILLE RD

Mailing Address: PALMER BEN
121 MOODUS LEESVILLE RD
MOODUS, CT 06469 ✓

Parcel Number: 064-046
CAMA Number: 064-046
Property Address: 421 EH MOODUS RD

Mailing Address: DUTCH LOWER MILL PROPERTIES LLC
PO BOX 464
MOODUS, CT 06469 ✓

Parcel Number: 064-047
CAMA Number: 064-047
Property Address: 125 MOODUS LEESVILLE RD

Mailing Address: MOODUS RIVER LLC
PO BOX 406
MOODUS, CT 06469 ✓

Parcel Number: 064-050
CAMA Number: 064-050
Property Address: 425 EH MOODUS RD

Mailing Address: BROWNELL PROPERTIES LLC
26 MT PARNASSUS RD
EAST HADDAM, CT 06423 ✓

Parcel Number: 064-051
CAMA Number: 064-051
Property Address: 429 EH MOODUS RD

Mailing Address: BROWNELL PROPERTIES LLC
26 MT PARNASSUS RD
EAST HADDAM, CT 06423 ✓

Parcel Number: 065-005
CAMA Number: 065-005
Property Address: 431 EH MOODUS RD

Mailing Address: ANIKIENKO EUGENE L & STARLEANE
431 EH MOODUS RD
MOODUS, CT 06469 ✓

Parcel Number: 065-006
CAMA Number: 065-006
Property Address: NORTH MOODUS RD

Mailing Address: EAST HADDAM TOWN OF
PO BOX 385
MOODUS, CT 06469 ✓

Parcel Number: 065-014
CAMA Number: 065-014
Property Address: 11 NORTH MOODUS RD

Mailing Address: LYNN BRUCE T & BERNADETTE A
11 NORTH MOODUS RD
MOODUS, CT 06469 ✓

PARCEL NUMBER 065-009
PROPERTY ADDRESS 9 RED MILL LANE

MAILING: VENTRES JAMES F + MARY F
P.O. BOX 74
MOODUS CT 06469 ✓

www.cai-tech.com
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

101 foot Abutters List Report

East Haddam, CT
March 04, 2024

*USE THIS LIST FOR ASSESSORS MAP NUMBER AND LOT NUMBER REQUIRED IN A.3.C

Subject Property:

Parcel Number: 064-049
CAMA Number: 064-049
Property Address: 423 EH MOODUS RD

Mailing Address: BROWNELL PROPERTIES LLC
26 MT PARNASSUS RD
EAST HADDAM, CT 06423

Abutters:

Parcel Number: 064-043
CAMA Number: 064-043
Property Address: 119 MOODUS LEESVILLE RD

Mailing Address: CAREY DAVID
BOX 218
EAST HADDAM, CT 06423

Parcel Number: 064-044
CAMA Number: 064-044
Property Address: 121 MOODUS LEESVILLE RD

Mailing Address: PALMER BEN
121 MOODUS LEESVILLE RD
MOODUS, CT 06469

Parcel Number: 064-046
CAMA Number: 064-046
Property Address: 421 EH MOODUS RD

Mailing Address: DUTCH LOWER MILL PROPERTIES LLC
PO BOX 464
MOODUS, CT 06469

Parcel Number: 064-047
CAMA Number: 064-047
Property Address: 125 MOODUS LEESVILLE RD

Mailing Address: MOODUS RIVER LLC
PO BOX 406
MOODUS, CT 06469

Parcel Number: 064-050
CAMA Number: 064-050
Property Address: 425 EH MOODUS RD

Mailing Address: BROWNELL PROPERTIES LLC
26 MT PARNASSUS RD
EAST HADDAM, CT 06423

Parcel Number: 064-051
CAMA Number: 064-051
Property Address: 429 EH MOODUS RD

Mailing Address: BROWNELL PROPERTIES LLC
26 MT PARNASSUS RD
EAST HADDAM, CT 06423

Parcel Number: 064-059
CAMA Number: 064-059
Property Address: 428 EH MOODUS RD

Mailing Address: PECHOUT DEBORAH
PO BOX 614
MOODUS, CT 06469

Parcel Number: 064-060
CAMA Number: 064-060
Property Address: EH MOODUS RD

Mailing Address: EAST HADDAM TOWN OF
PO BOX 385
MOODUS, CT 06469

Parcel Number: 064-061
CAMA Number: 064-061
Property Address: 424 EH MOODUS RD

Mailing Address: SPIRITO NICOLE
424 EH MOODUS RD
MOODUS, CT 06469

Parcel Number: 064-062
CAMA Number: 064-062
Property Address: 420 EH MOODUS RD

Mailing Address: LAZ PROPERTIES LLC
10 LEDGEBROOK RD
MOODUS, CT 06469

101 foot Abutters List Report

East Haddam, CT
March 04, 2024

Parcel Number:	064-063	Mailing Address:	ACD PROPERTY LLC
CAMA Number:	064-063		232 COUNTY LANE
Property Address:	418 EH MOODUS RD		MADISON, CT 06443
Parcel Number:	065-004	Mailing Address:	ANTIQUARIAN & LANDMARKS SOCIETY
CAMA Number:	065-004		DBA CT LANDMARKS
Property Address:	33 PLAINS RD		59 S PROSPECT ST
			HARTFORD, CT 06106
Parcel Number:	065-005	Mailing Address:	ANIKIENKO EUGENE L & STARLEANE
CAMA Number:	065-005		431 EH MOODUS RD
Property Address:	431 EH MOODUS RD		MOODUS, CT 06469
Parcel Number:	065-006	Mailing Address:	EAST HADDAM TOWN OF
CAMA Number:	065-006		PO BOX 385
Property Address:	NORTH MOODUS RD		MOODUS, CT 06469
Parcel Number:	065-007	Mailing Address:	EAST HADDAM LAND TRUST
CAMA Number:	065-007		PO BOX 122
Property Address:	RED MILL LANE		EAST HADDAM, CT 06423
Parcel Number:	065-009	Mailing Address:	VENTRES JAMES F & MARY F
CAMA Number:	065-009		PO BOX 74
Property Address:	9 RED MILL LANE		MOODUS, CT 06469
Parcel Number:	065-010	Mailing Address:	ROBIN LANE LLC C/O ROBIN KELLY
CAMA Number:	065-010		15 BILLOW RD
Property Address:	5 RED MILL LANE		OLD SAYBROOK, CT 06475
Parcel Number:	065-014	Mailing Address:	LYNN BRUCE T & BERNADETTE A
CAMA Number:	065-014		11 NORTH MOODUS RD
Property Address:	11 NORTH MOODUS RD		MOODUS, CT 06469

Narrative

East Haddam Zoning Regulation
Section 12.5B 3 Directory Sign in Commercial Districts

423 East Haddam Moodus Rd
Moodus, CT 06469

Brownell Properties LLC, the owner of 423 East Haddam Moodus Road, hereby requests permission to install a new directory sign under Section 12.5B 3 of the East Haddam Zoning Regulations revised through April 1, 2023.

Brownell Properties LLC would like to replace the existing sign (picture attached) with a new directory sign capable of identifying multiple tenants operating businesses at the property. The new sign will be in the general area of the existing sign but may be moved approximately 20 feet closer to East Haddam Moodus Road, just outside the state right of way. The existing sign will be removed upon installation of the new sign.

Please see the attached photo showing the general characteristics of the proposed sign. The new sign will be constructed with a wood frame and trimmed using common building materials that will not decay. It will be painted gray and black. The sign will be no greater than 12 feet tall and 8 feet wide as stated in the regulations. A small solar powered light may be used to illuminate each side of the new 2 sided sign. New tenants will display their business names and a brief description of the business on an individual slat. Text and colors will be consistent throughout all slats creating uniformity. A base, using historical granite blocks from the site, will be constructed at the base of the new sign.


BROWNELL & COMPANY
INCORPORATED
MOODUS, CONNECTICUT
SINCE 1844
FACTORY & OFFICE
Existing sign to be removed



Proposed sign