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

Phone No. DAVID ERLANDSON 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**

_____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.

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.

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.

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 _____

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.

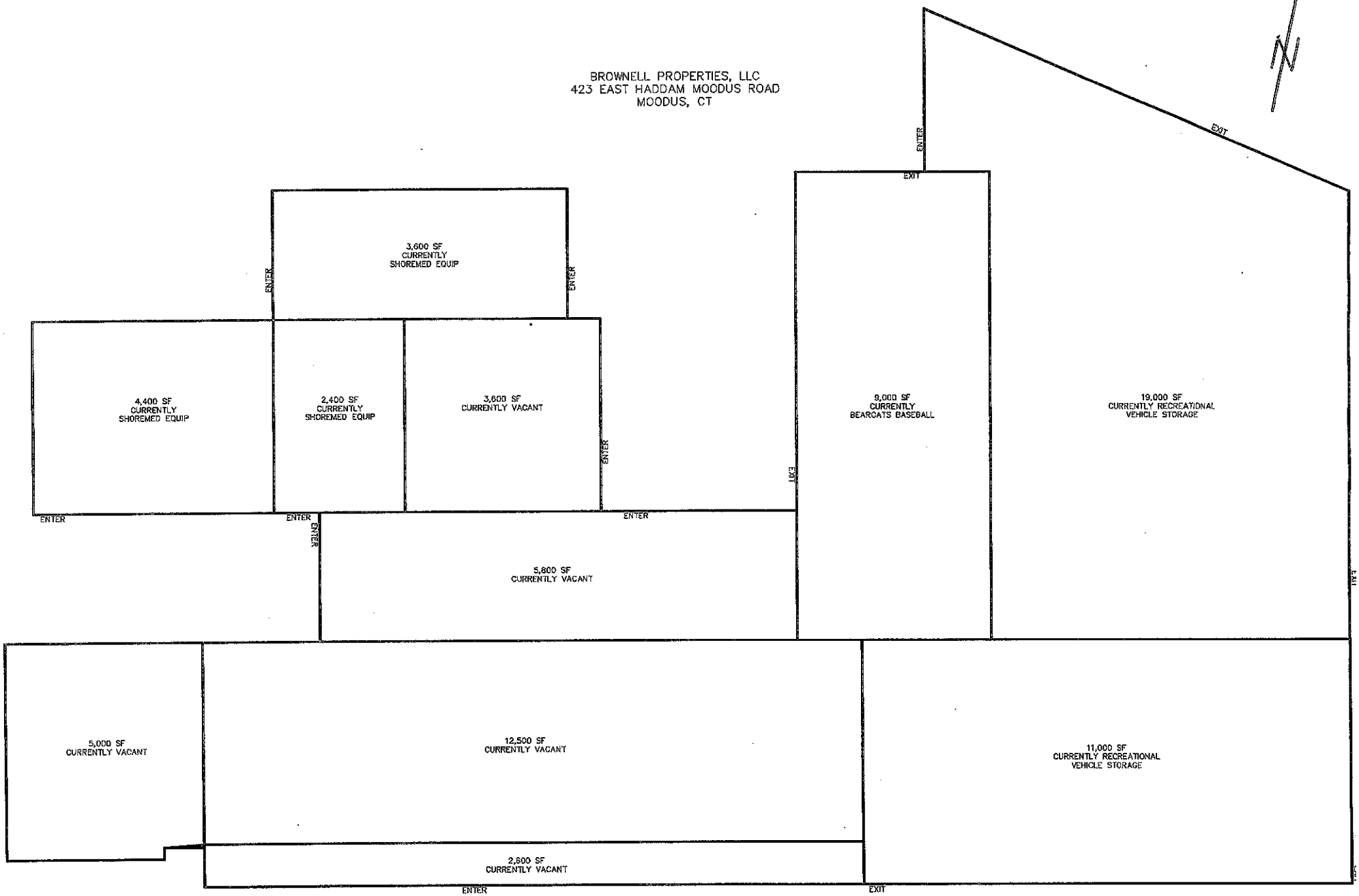
Brownell and Company owned and operated a twine manufacturing business at 423 East Haddam Moodus Road between 1825 and 2019. Throughout the years, multiple large additions were built to provide adequate space for a growing company. At its peak, Brownell and Company employed more than 200 employees working 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.

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



SCALE: 1" = 40'

East Haddam, CT
January 04, 2024

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

Subject Property:

Parcel Number:	064-049	Mailing Address:	BROWNELL PROPERTIES LLC
CAMA Number:	064-049		26 MT PARNASSUS RD
Property Address:	423 EH MOODUS RD		EAST HADDAM, CT 06423

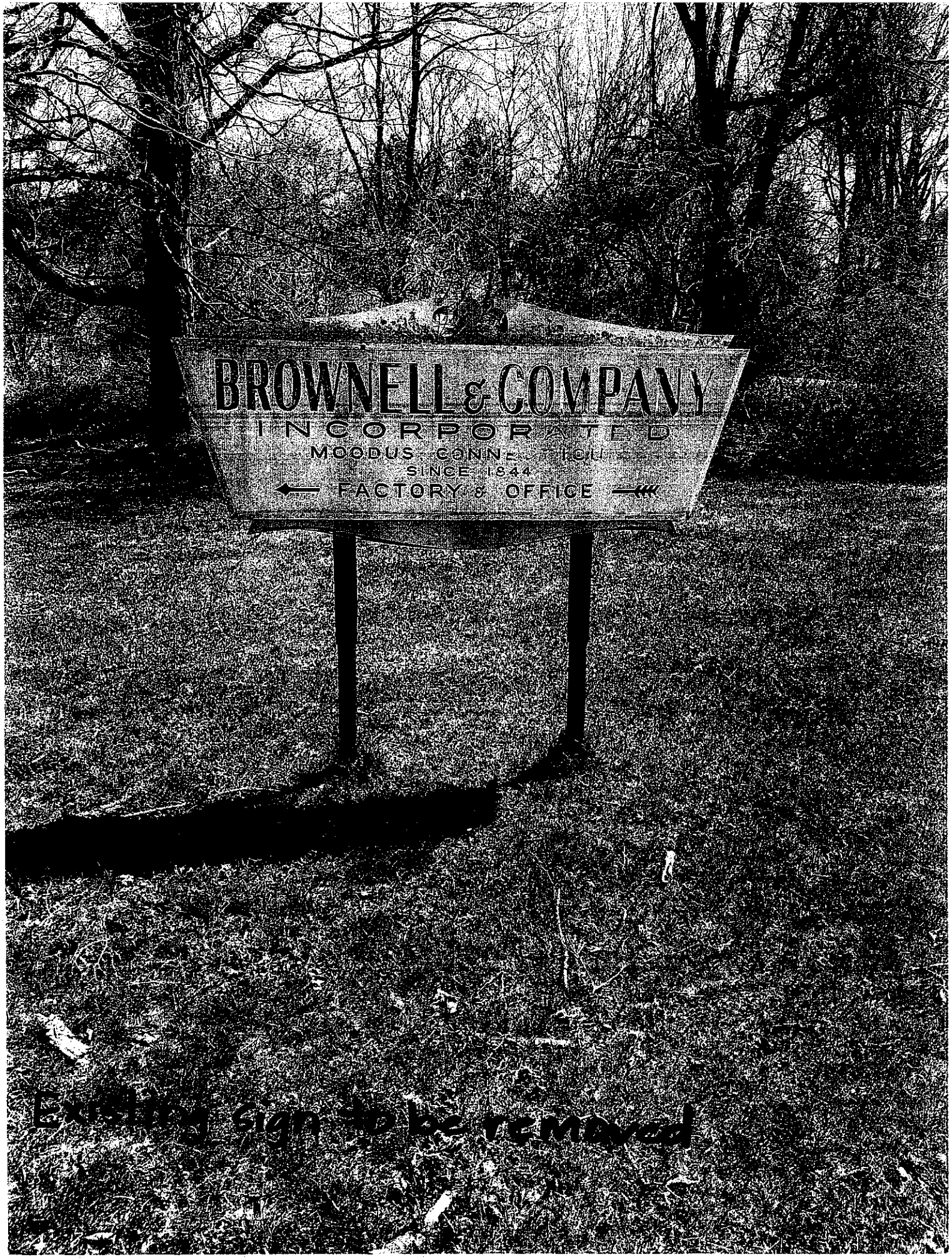
Abutters:

Parcel Number:	064-043	Mailing Address:	CAREY DAVID	✓
CAMA Number:	064-043		BOX 218	
Property Address:	119 MOODUS LEESVILLE RD		EAST HADDAM, CT 06423	
Parcel Number:	064-044	Mailing Address:	PALMER BEN	✓
CAMA Number:	064-044		121 MOODUS LEESVILLE RD	
Property Address:	121 MOODUS LEESVILLE RD		MOODUS, CT 06469	
Parcel Number:	064-046	Mailing Address:	DUTCH LOWER MILL PROPERTIES LLC	✓
CAMA Number:	064-046		PO BOX 464	
Property Address:	421 EH MOODUS RD		MOODUS, CT 06469	
Parcel Number:	064-047	Mailing Address:	MOODUS RIVER LLC	✓
CAMA Number:	064-047		PO BOX 406	
Property Address:	125 MOODUS LEESVILLE RD		MOODUS, CT 06469	
Parcel Number:	064-050	Mailing Address:	BROWNELL PROPERTIES LLC	✓
CAMA Number:	064-050		26 MT PARNASSUS RD	
Property Address:	425 EH MOODUS RD		EAST HADDAM, CT 06423	
Parcel Number:	064-051	Mailing Address:	BROWNELL PROPERTIES LLC	✓
CAMA Number:	064-051		26 MT PARNASSUS RD	
Property Address:	429 EH MOODUS RD		EAST HADDAM, CT 06423	
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:	065-014	Mailing Address:	LYNN BRUCE T & BERNADETTE A	✓
CAMA Number:	065-014		11 NORTH MOODUS RD	
Property Address:	11 NORTH MOODUS RD		MOODUS, CT 06469	
PARCEL NUMBER 065-009		MAILING:	VENTRES JAMES F + MARY F	✓
PROPERTY ADDRESS 9 RED MILL LANE			P.O. BOX 74	
			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


BROWNELL & COMPANY
INCORPORATED
MOODUS, CONN.
SINCE 1844
FACTORY & OFFICE
Existing Sign to be Moved