Approved _____ Date_____

Chairman/Vice Chairman_____

Land Use Administrator_____

Comments_____

Town of East Haddam
Land Use Office
1 Plains Road PO box 385
Moodus, CT 06469
Telephone: 860-873-5031
Email: Landuse@easthaddam.org

HOME OCCUPATION APPLICATION FOR BUSINESS PERMIT

(Section 27 East Haddam Planning & Zoning Regulations)

Application fee for in-office approval - $50.00

Application fee for Special Exception process - $85.00

APPLICANTS NAME: Robert Garstka

PROPERTY OWNER NAME: Robert Garstka

BUSINESS NAME: Raptor Trail LLC

PROPERTY LOCATION: 45 Alger Road

ASSESSOR'S MAP: M47 **LOT:** L057

DEED REFERENCE: VOLUME: 1134 **PAGE:** 0306

CONTACT NUMBER: 860-707-3661

PROPERTY OWNER CONTACT NUMBER: 860-707-3661

EMAIL ADDRESS: R.D.Garstka@gmail.com

TYPE OF BUSINESS YOU ARE APPLYING FOR
LLC for Woodworking + Farm Stand

APPLICANT'S SIGNATURE: _____ **DATE:** 10/7/24

PROPERTY OWNER'S SIGNATURE: _____ **DATE:** 10/7/24

PLEASE ANSWER THE FOLLOWING QUESTIONS REGARDING YOUR PROPOSED BUSINESS.

1. **Please give a detailed description of the home occupation, including any required machinery, equipment, materials, etc.**
   Woodworking in 1 bay of garage making items for online sale, Machinery includes small drill press and planer. Farming / farm stand to include vegetables, flowers and herbs

2. **What are the days and hours of operation?**
   No set hours or days

3. **Will there be any commercial vehicle traffic or customer vehicle traffic associated with this home occupation? If yes, please explain the frequency and type of vehicle traffic.**
   No commercial vehicles

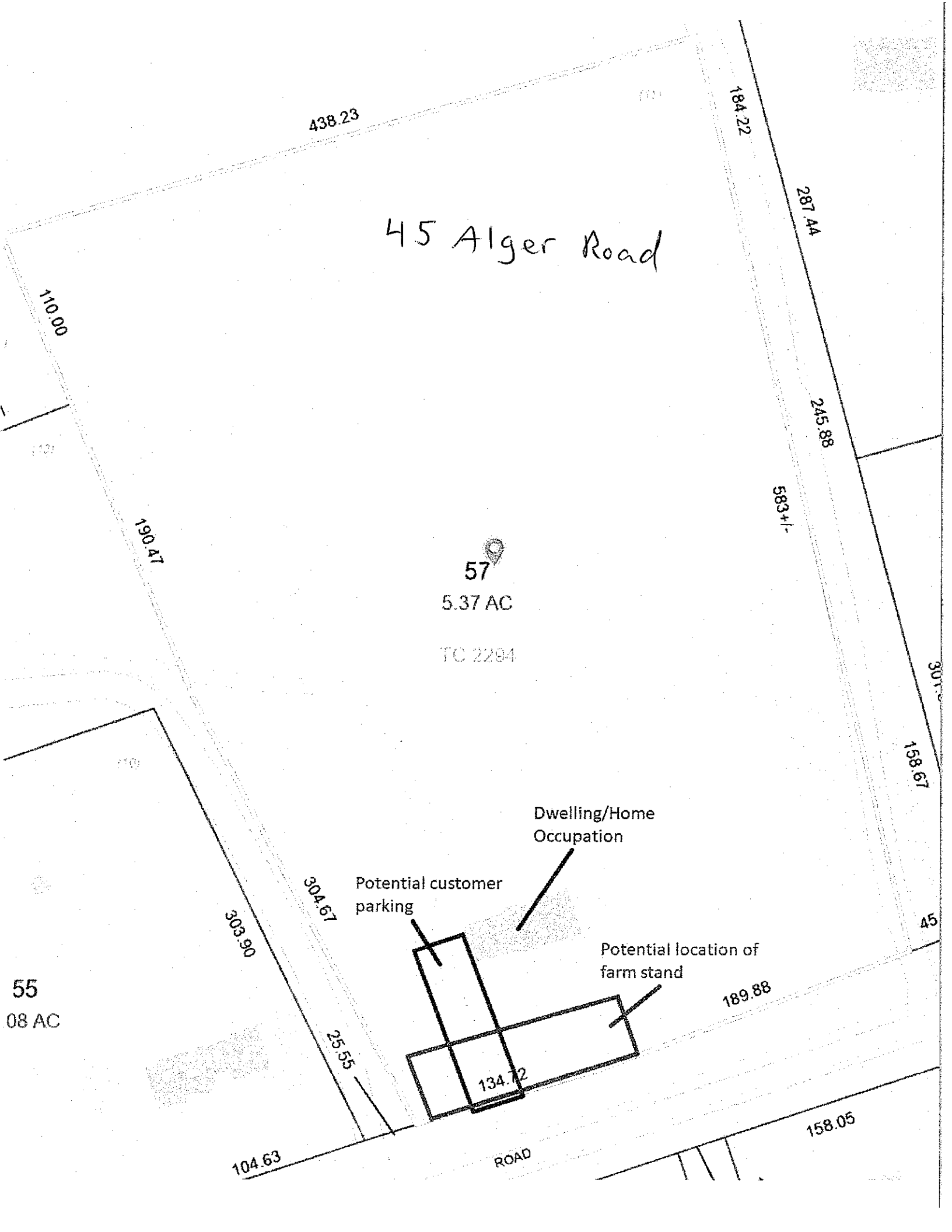
4. **Please give details of any signage required. The sign shall not exceed three (3) square feet and shall not be illuminated.**
   Small sign for farm stand at end of driveway

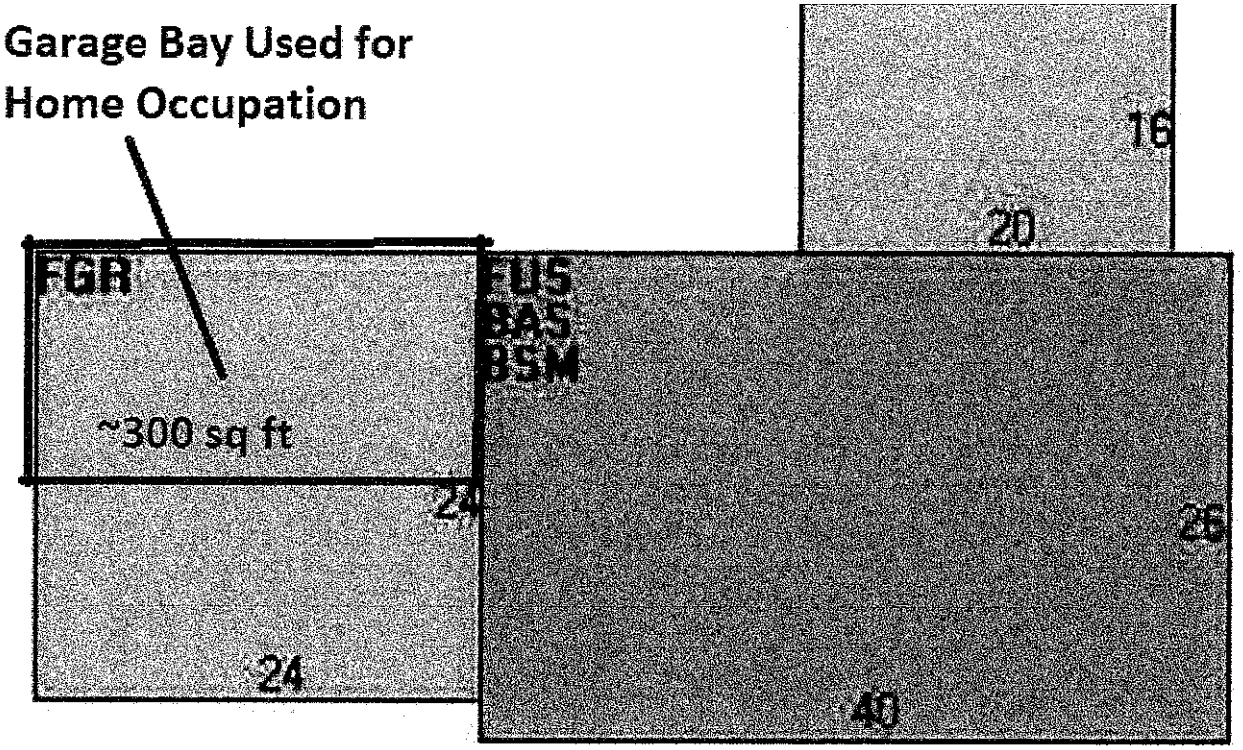
5. **Please provide a site plan of the property depicting any areas to be used for the home occupation (personal and customer parking and any other necessary outside use) and a floor plan of the dwelling or accessory building in which the proposed home occupation will be conducted indicating the area to be occupied by the proposed home occupation. Please remember that a home occupation is limited to 25% of the total living space up to a maximum of 750 square feet.**

6. **Please share any other information that you feel may be required by the planning & Zoning Commission to assist in the review of the application.**

7. **Are you aware of any deed restrictions that prohibit home occupations?**
   YES___ NO ✓

8. **Any application that is more than office use only and no customers will require the Planning and Zoning Commission Special Exception Review. All applicants will be required to notify abutting property owners within one hundred feet of your property about this application. The Land Use Office will provide a notification list and a form letter.**


45 Alger Road
438.23
184.22
287.44
110.00
245.88
583+/-
190.47
57
5.37 AC
TC 22/84
158.67
Dwelling/Home Occupation
Potential customer parking
304.67
303.90
Potential location of farm stand
45
55
08 AC
189.88
25.55
134.72
158.05
104.63
ROAD



45 Alger Road

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,040	1,040
FUS	Finished Upper Story	1,040	1,040
BSM	Basement	1,040	0
DCK	Deck	320	0
FGR	Garage	576	0
		4,016	2,080

Notification to Property Owners
Pursuant to Ordinance 42.1 – Town of East Haddam
Land Use Office – 860-873-5031

Date 10/7/24

Dear Property Owner:

The purpose of this notice is to advise you that the East Haddam Land Use Office will review my application for the following:
A 'Minor Impact' home occupation to allow for sale of flowers, produce, and woodcrafts via a small farm stand and online sales

If you have any concerns or comments, please notify the Land Use Administrator at 860-873-5031.

The proposed activity is located on:
45 Alger Road, East Haddam, CT 06423

And is further identified as Assessor's Map M47, Lot L057, in the R1 Zone.

The name(s) and address(es) of the owner[s] is/are:

Robert Garstka	Alicia Garstka
[Owner]	[Owner]
45 Alger Road	45 Alger Road
[Street]	[Street]
East Haddam, CT 06423	East Haddam, CT 06423
[Town, State, Zip]	[Town, State, Zip]

THIS NOTICE WAS SENT TO YOU BY THE UNDERSIGNED APPLICANT(S):

(Applicant's signature)	(Applicant's signature)
Robert Garstka	
(Applicant's Printed Name)	(Applicant's Printed Name)

Date: 10/7/24

Questions or comments can be sent via to the following email: jventres@easthaddam.org

100 feet Abutters List Report

East Haddam, CT
September 30, 2024

Subject Property:

Parcel Number:	047-057	Mailing Address:	GARSTKA ROBERT D & ALICIA A
CAMA Number:	047-057		45 ALGER RD
Property Address:	45 ALGER RD		EAST HADDAM, CT 06423

Abutters:

Parcel Number:	047-037	Mailing Address:	MEYERS ROBERT M
CAMA Number:	047-037		76A EH COLCHESTER TPKE
Property Address:	76A EH COLCHESTER TPKE		MOODUS, CT 06469
Parcel Number:	047-055	Mailing Address:	NICHOLS JOANNE B
CAMA Number:	047-055		41 ALGER RD
Property Address:	41 ALGER RD		EAST HADDAM, CT 06423
Parcel Number:	047-056	Mailing Address:	GIERSZ CZESLAW A
CAMA Number:	047-056		43 ALGER RD
Property Address:	43 ALGER RD		EAST HADDAM, CT 06423
Parcel Number:	047-058	Mailing Address:	OLECHNICKI MICHAEL C
CAMA Number:	047-058		47 ALGER RD
Property Address:	47 ALGER RD		EAST HADDAM, CT 06423
Parcel Number:	047-059	Mailing Address:	ROBERGE CECELIA A & LIONEL C JR
CAMA Number:	047-059		COTREE
Property Address:	40 ALGER RD		40 ALGER RD
			EAST HADDAM, CT 06423
Parcel Number:	048-013	Mailing Address:	BOLUCK BARBARA L
CAMA Number:	048-013		54 ALGER RD
Property Address:	54 ALGER RD		EAST HADDAM, CT 06423
Parcel Number:	048-014	Mailing Address:	MINER RYAN R & BREEANNA R
CAMA Number:	048-014		52 ALGER RD
Property Address:	52 ALGER RD		EAST HADDAM, CT 06423
Parcel Number:	048-015	Mailing Address:	BAFUMI NICOLINO
CAMA Number:	048-015		PO BOX 189
Property Address:	51 ALGER RD		EAST HADDAM, CT 06423
Parcel Number:	048-016	Mailing Address:	FRITZELL CARL J & BARBARA S
CAMA Number:	048-016		55 ALGER RD
Property Address:	55 ALGER RD		EAST HADDAM, CT 06423
Parcel Number:	048-113	Mailing Address:	JULIANA LLC
CAMA Number:	048-113		370 MILLBROOK RD
Property Address:	50 ALGER RD		MIDDLETOWN, CT 06457