HDC #25-02-150

TOWN OF EAST HADDAM
HISTORIC DISTRICT COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. NAME: Charles Yanavich
2. PROPERTY LOCATION: 150 Wickham Rd
3. MAILING ADDRESS: 150 Wickham Rd. East Haddam CT 06423
4. ASSESSOR'S MAP _____ LOT: _____
5. IN WHICH HISTORIC DISTRICT IS THE PROJECT LOCATED? _____
   Wickham Road
6. DESCRIBE THE PROPOSED WORK THAT IS BEFORE THE COMMISSION:
   Move the current first floor bath into a new addition.

APPROXIMATE START DATE: 1 June 2025

APPROXIMATE COMPLETION DATE: 1 Sep 2025

Signature: Charles Yanavich Date: _____

- Hearings are held on the third Tuesday of the month at 7:30 p.m. at the Municipal Office Complex on 1 Plains Road in Moodus.
- Applications are due in the Land Use Office the last Tuesday of the month before the next scheduled meeting. The application fee is $50. Checks may be made payable to the "Town of East Haddam".
- Include a site plan and a list of materials to be used and any other information that may be pertinent to the application.
- Notification (see page 7) to abutting property owners within 100 feet of all property lines must be made at least fourteen (14) days prior to the hearing date. This notification must be by certified mail/return receipt.
- Bring return receipts and green cards to the meeting.
- For properties located in the East Haddam Village District please review the zoning criteria of Section 9.5 of the East Haddam Zoning Regulations (See page 5 for a brief description).

Fee: 50.00 Date received: 3/17/25 Check #: _____

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Fill out completely as possible. Applicant / Surveyor / Engineer / Agent is to check off items completed for site plan review. Place a "W" for item the applicant requests a waiver of, place a "N/A" when not applicable:

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;

N/A 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;

N/A 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;

4. Site Features, Existing. On the site.

N/A 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;

N/A 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);

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N/A c) Areas having slopes in excess of twenty (20%) percent;

N/A 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;

N/A 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;

N/A h) 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.

✓ i) Existing roads, paths, sidewalks, light features, 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:

N/A 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;

N/A 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;

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

N/A e) The percentage of Lot Coverage and percentage of Lot Impervious Coverage

N/A f) Alterations in property boundaries, easements, utilities, and the like;

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

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N/A i) 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.

N/A j) 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.

_____k) 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 ("See Guidelines for Construction and Alterations in the Historic Districts of East Haddam").