Application #_____

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

Applicants Name STEVEN HOLLANDER

Property Location 42 DOGWOOD ROAD

Applicant's Mailing Address P.O. BOX 365 MOODUS CT 06469

Phone No. 860-830-4814 Email budmanstreve@me.com

Record of Owner STEVEN & SUSAN HOLLANDER

Assessor's Map # 75 Page # 94 Zone L

Section under which application is made 24

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.

X _____ 6/6/2025
Applicants/Owner's Signature(s) Date
STEVEN HOLLANDER

_____ 6.06.25
PLAN PREPARER PE/LS Signature Date
ROGER NEMERGUT PE

100 feet Abutters List Report

East Haddam, CT
June 09, 2025

Subject Property:

Parcel Number: 075-094
CAMA Number: 075-094
Property Address: 42 DOGWOOD RD

Mailing Address: HOLLANDER STEVEN C & SUSAN J
PO BOX 365
MOODUS, CT 06469

Abutters:

Parcel Number: 075-095
CAMA Number: 075-095
Property Address: 10 LAKEVIEW RD

Mailing Address: HOLLANDER STEVE & SUSAN
PO BOX 365
MOODUS, CT 06469

Parcel Number: 075-096
CAMA Number: 075-096
Property Address: 8 LAKEVIEW RD

Mailing Address: BERTOTTI MARILYN R
185 GREEN HILL LANE
CHESHIRE, CT 06410

Parcel Number: 075-097
CAMA Number: 075-097
Property Address: 4 LAKEVIEW RD

Mailing Address: KERZNER SANDRA D TRUSTEE
4 LAKEVIEW RD
MOODUS, CT 06469

Parcel Number: 075-098
CAMA Number: 075-098
Property Address: LAKEVIEW RD

Mailing Address: MOODUS SIPPLES HILL ESTATES % A LISOWICZ
PO BOX 749
MOODUS, CT 06469

Parcel Number: 076-043
CAMA Number: 076-043
Property Address: 49 DOGWOOD RD

Mailing Address: BRAWARSKY SANDRA LICHTENBERG BARRY
1606 RUGBY RD
TEANECK, NJ 07666

Parcel Number: 076-045
CAMA Number: 076-045
Property Address: 55 DOGWOOD RD

Mailing Address: SASSO DEAN A
145 GARRY DR
NEW BRITAIN, CT 06052

Parcel Number: 076-059
CAMA Number: 076-059
Property Address: 10 CLEARVIEW RD

Mailing Address: DALTON ROBERT J & LYNDA A
33 OLMSTEAD RD
EAST HADDAM, CT 06423

Parcel Number: 076-060
CAMA Number: 076-060
Property Address: 41 DOGWOOD RD

Mailing Address: LACY PATRICK J
PO BOX 273
MOODUS, CT 06469

Parcel Number: 076-061
CAMA Number: 076-061
Property Address: CLEARVIEW RD

Mailing Address: PIROZZOLO MARY C
C/O VICTOR PIROZZOLO 75
WASHINGTON AVE UNIT5-401
HAMDEN, CT 06518

Parcel Number: 076-062
CAMA Number: 076-062
Property Address: CLEARVIEW RD

Mailing Address: LACY PATRICK J
PO BOX 273
MOODUS, CT 06469

100 feet Abutters List Report

East Haddam, CT
June 09, 2025

Parcel Number: 076-087
CAMA Number: 076-087
Property Address: 37 DOGWOOD RD

Mailing Address: MCCOY RONALD E
2051 SOUTH BRADFORD ST
ALLENTOWN, PA 18103

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

Date 6·25·25

Dear Property Owner:

The purpose of this notice is to advise you that:

___ A public hearing will be held at 8:00 PM

X A meeting will be held at 7:15 PM

by the East Haddam Planning and Zoning Commission on 7/8/25. Meetings are held in the Municipal Office Complex, 1 Plains Road.

The Commission will hear the following:

An application [#_____, *if assigned at this time*] requesting approval for:

APPROVAL FOR CONVERSION OF EXISTING SEASONAL COTTAGE TO YEAR-ROUND USE

The proposed activity is located on: 42 DOGWOOD ROAD
(Street [and number, if desired at this time])

And is further identified as Assessor's Map 75, Lot 24, in the L zone.

[Site Location Map Enclosed: Yes___/ No___ - N/A]

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

STEVE AND SUSANNE HOLLANDER
[Owner] [Owner]

P.O. BOX 365
[Street] [Street]

MOODUS, CT 06469
[Town, State, Zip] [Town, State, Zip]

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

(Applicant's signature) (Applicant's signature)

Since it is always possible that additional applications may be received to be heard at this meeting, the previously mentioned numbers may change at any time. Location of meeting is at the EH Town Hall, 1 Plains Rd, Moodus, CT 06469. To attend this meeting in person you must RSVP to Susan Magri in Land Use Office at 860-873-5031. These spots will be filled on a first come first serve basis.

You may access the YouTube Live link from the Town's website: www.easthaddam.org.You can view supporting documents on the official East Haddam web page, www.easthaddam.org, o to the calendar on the bottom right corner, click the meeting date, and open the appropriate application.

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

June 18, 2025

Crary H. Brownell, Chairman
East Haddam Planning and Zoning Commission
1 Plains Road
P.O. Box 385
Moodus, Connecticut 06469

Re: 42 Dogwood Road
Moodus, Connecticut

Chairman Brownell:

This letter is to certify that all recommended smoke detectors and fire extinguishers are installed and operational at the premises located at 42 Dogwood Road in Moodus, currently before the Planning and Zoning Commission for approval to convert to year round use.

Sincerely,

Steven Hollander, Home Owner