Application #_____

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

Applicants Name MICHAEL HAHLIN

Property Location 6 PAULA ROAD

Applicant's Mailing Address 15 ROCK LANDING ROAD HADDAM NECK. CT 06424

Phone No. 860.919.3333 Email MIKE@WNTUS.COM

Record of Owner JOHN L. BIAGINI

Assessor's Map # 67 Page # 109 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.

_____ 6.30.25
Applicants/Owner's Signature(s) **Date**

_____ 6.30.25
PLAN PREPARER PE/LS Signature **Date**
ROGER NEMBRUT P.E.

100 feet Abutters List Report

East Haddam, CT
June 25, 2025

Subject Property:

Parcel Number: 067-109
CAMA Number: 067-109
Property Address: 6 PAULA RD

Mailing Address: BIAGINI JOHN L
PO BOX 382
CHESTER, CT 06412

Abutters:

Parcel Number: 066-340
CAMA Number: 066-340
Property Address: 64 OAK RD

Mailing Address: MCCARTHY CLARE R
64 OAK RD
EAST HADDAM, CT 06423

Parcel Number: 066-357
CAMA Number: 066-357
Property Address: 31 PINE RD

Mailing Address: ZEMIENIESKI PAUL & JENNIFER
113 NEWBERRY RD
EAST HADDAM, CT 06423

Parcel Number: 066-358
CAMA Number: 066-358
Property Address: 35 PINE RD

Mailing Address: DAPKUS PAUL W
35 PINE RD
EAST HADDAM, CT 06423

Parcel Number: 066-359
CAMA Number: 066-359
Property Address: PINE RD

Mailing Address: MERCHANT SHELBY L
35 PINE RD
EAST HADDAM, CT 06423

Parcel Number: 066-360
CAMA Number: 066-360
Property Address: PINE RD

Mailing Address: MERCHANT SHELBY L
35 PINE RD
EAST HADDAM, CT 06423

Parcel Number: 067-094
CAMA Number: 067-094
Property Address: 3 PAULA RD

Mailing Address: BIANCA SUSAN
3598 JAMES ST
SHRUB OAK, NY 10588

Parcel Number: 067-095
CAMA Number: 067-095
Property Address: PAULA RD

Mailing Address: BIANCA FRANK A JR
3 PAULA ROAD
EAST HADDAM, CT 06423

Parcel Number: 067-110
CAMA Number: 067-110
Property Address: 9 BERRY RD

Mailing Address: TMRD LLC
9 BERRY RD
EAST HADDAM, CT 06423

Parcel Number: 067-111
CAMA Number: 067-111
Property Address: 17 BERRY RD

Mailing Address: LAVRUK ALEXANDER & KOKIDKO TANIA
17 BERRY RD
EAST HADDAM, CT 06423

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

Date 6.26.25

Dear Property Owner:

The purpose of this notice is to advise you that:

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

✓ 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:

CONVERSION OF A SEASONAL COTTAGE TO YEAR ROUND USE

The proposed activity is located on: 6 PAULA ROAD
(Street [and number, if desired at this time])

And is further identified as Assessor's Map 67, Lot 109 in the L zone.

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

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

JOHN BIAGINI
[Owner]

P.O. BOX 382
[Street]

CHESTER, CT 06412
[Town, State, Zip]

_____
[Owner]

_____
[Street]

_____
[Town, State, Zip]

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

_____
(Applicant's signature)
MICHAEL HANCIL

_____
(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