Dear Property Owner:

The purpose of this notice is to advise you that a public hearing will be held at 7:30 p.m. by the East Haddam Historical Commission on August 19, 2025.
[date of hearing]

Meetings are held at the Municipal Office Complex on 1 Plains Road in Moodus in meeting room #1.

The Commission will hear the following:

An application requesting approval for: Signage

The proposed activity is located at: 9 Main Street
(street and number)

and is further identified as Assessor's Map 17, Lot 3, in the EHVD zone.

[Site Location Map Enclosed: Yes ___ / No ✓ -N/A]

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

BANDIT'S HOUSE LLC	JAMES R. JOHNSON
[Owner]	[Owner]
9 MAIN STREET	
[Street]	[Street]
EAST HADDAM CT 06423	
[Town, State, Zip]	[Town, State,Zip]

THE APPLICATION AND PLANS ARE ON FILE IN THE TOWN OFFICE BUILDING FOR VIEWING, OR YOU MAY CALL THE LAND USE OFFICE AT (860) 873-5031 FOR MORE INFORMATION.

YOU ARE ENTITLED TO BE PRESENT AT THE PUBLIC HEARING AND EXPRESS YOUR OPINION, CONCERNS, AND / OR QUESTIONS REGARDING THIS APPLICATION. CORRESPONDENCE IS ALSO ACCEPTED.

This notice has been sent ~~CERTIFIED~~ mail, RETURN RECEIPT, the "green" notification cards have to be turned in at / or before the hearing.

Certificate of mailing

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

1. NAME: JAMES R. JOHNSON
2. EMAIL: JOHNSONJIMR@YAHOO.COM
3. PHONE: 860 213 0564
4. PROPERTY LOCATION: 9 MAIN STREET
5. MAILING ADDRESS: P.O. BOX 915
   MOODUS, CT 06469
6. ASSESSOR'S MAP _____ LOT: _____
7. IN WHICH HISTORIC DISTRICT IS THE PROJECT LOCATED? _____
   East Haddam Village
8. DESCRIBE THE PROPOSED WORK THAT IS BEFORE THE COMMISSION:
   (1) TWO SIDED SIGN TO BE INSTALLED AT EXISTING, OLD SIGNAGE, POSTS

APPROXIMATE START DATE: PRESENT

APPROXIMATE COMPLETION DATE: AUGUST

Signature: James R. Johnson Date: 7/20/25

- 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- **Date received:** _____ **Check #:** _____

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) 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:

_____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 Lot Coverage and percentage of Lot Impervious 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;

_____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.

_____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.

9.5.6 Site Design and Compatibility Objectives

Applications shall provide a narrative, site plans, and design that demonstrate that the application is in compliance with subsections 9.5.5 and 9.5.6, including the approval of the East Haddam Historic District Commission where applicable, per Section 9.5.5. All development in the village district shall be designed to achieve the following compatibility objectives to the greatest extent possible. It is recognized that not all applications may be able to achieve each and every objective or in some cases a particular objective may not be applicable to the project. In cases where there is no change in the exterior appearance to the building or landscape the application shall still include a narrative and site plan of the existing conditions. These objectives are further defined in Appendix VI "Site Design and Compatibility Objectives and Guidelines"

_____ **1.** that proposed buildings or modifications to existing buildings be harmoniously related to their surroundings and to the terrain in the district and to the use, scale and architecture of existing buildings in the district that have a functional or visual relationship to a proposed building or modification,

_____ **2.** that all spaces, structures, and related site improvements visible from public roadways be designed to be compatible with the elements of the area of the village district in and around the proposed building or modification,

__✓__ **3.** that the color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property and any proposed signs and lighting be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping, and

_____ **4.** that the removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.

_____ **5.** The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the district;

_____ **6.** proposed streets shall be connected to the existing district road network, wherever possible;

_____ **7.** open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting;

_____ **8.** locally significant features of the site such as distinctive buildings or site lines of vistas from within the district, shall be integrated into the site design;

_____ **9.** the landscape design shall complement the district's landscape patterns;