Application #_____

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

Applicants Name JOHN HAAS 2

Property Location 73 RIDGEWOOD ROAD

Applicant's Mailing Address 20 WASHINGTON AVE. SLOATSBURG, NY 10974

Phone No. 845.406.2333 Email jh0852@optonline.net

Record of Owner JOHN & NOREEN HAAS 2

Assessor's Map # 87 Page # 65 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.

_____ 9.24.25
Applicants/Owner's Signature(s) Date

_____ 9.18.25
PLAN PREPARER PE/LS Signature Date

Land Use Office – 860-873-5031

Date August 26, 2025

Dear Property Owner:

The purpose of this notice is to advise you that a meeting will be held at 7:15 PM by the East Haddam Planning and Zoning Commission on SEPTEMBER 9 in rooms 1 & 2 of the Municipal Office Complex, 1 Plains Road, Moodus, CT.

The Commission will hear the following:

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

APPROVAL TO CONVERT SEASONAL COTTAGE INTO A YEAR ROUND RESIDENCE

The proposed activity is located on: 73 RIDGEWOOD ROAD (LAKE HAYWARD)
(Street [and number, if desired at this time])

And is further identified as Assessor's Map 87, Lot 65, in the L zone.

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

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

JOHN HAAST
[Owner]

20 WASHINGTON AVE.
[Street]

SLOATSBURG N.Y. 10974
[Town, State, Zip]

[Owner]

[Street]

[Town, State, Zip]

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

ROGER NEWBERRY P.E. AGENT
(Applicant's signature)

(Applicant's signature)

Physical attendance at this meeting will be limited to 25 people including commission members, applicants, staff, and members of the public. Commission members, applicants, and staff total 15 which allows for 10 members of the public to attend in person. 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.

The public may also view the public hearing on YouTube Live at the following link:https://www.youtube.com/channel/UCLZq-CmatoKY6FW329c8mBA?view_as=subscriberYou may also 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, go 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

August 27, 2025

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

Re: 73 Ridgewood Road
East Haddam, Connecticut

Chairman Brownell:

This letter is to certify that all code required smoke detectors and fire extinguishers are installed and operational at the premises located at 73 Ridgewood Road currently before the Planning and Zoning Commission for approval to convert to year round use.

Sincerely,

John Maasz, Home Owner