Application #_____

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

Applicants Name Shahani Inc.

Property Location 416 East Haddam - Moodus Rd, East Haddam CT

Applicant's Mailing Address 14 Sycamore Way, Branford CT 06405

Phone No. (203)-483-6464 **Email** aisha@shahaniinc.com + 007@shahaniinc.com

Record of Owner Shahani Inc

Assessor's Map # M64/L064 **Page #** 212/104 **Zone** C3

Section under which application is made_____

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

N/A Letter from Building Official

✓ Letter from the Chatham Health District

N/A Report from Conservation Commission

N/A Report from Inland Wetlands Commission

✓ Letter from the Zoning Board of Appeals (variance approval)

✓ Narrative Submitted & Other Required Information

_____ Section 14B.1 Special Exception – Waiver

✓ 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.

Aisha

Applicants/Owner's Signature(s)

6/10/25
Date

PLAN PREPARER PE/LS Signature

Date

Section under which application is made:

Section 14A Site Plan Review Fee: $260 minimum - includes $60.00 fee for DEP Fund - PA-235

Section 14B Special Exception Review - Fee: $360 minimum - includes $60.00 fee for DEP Fund - PA-235

Chatham Health District Review - Variable fee

Based on newly approved legislation (Public Act 21-29), the fees due are for reasonable cost associated with reviewing the application and such fees include but are not limited to consultant reviews for traffic, stormwater management, environmental impacts, commission's attorney reviews and the like. Such fees will also cover expenses such as legal notices. The fees schedule is an estimate and any fees left over shall be returned to the applicant within forty-five (45) days of the decision. Any balance of the fees due to the town shall be paid by the applicant within forty-five (45) days of the decision. This fee schedule and any associated reasonable costs applies to all Commissions and Boards listed below.

Site Plan Review Application Section 14A – Additional application cost calculated by Buildings and Impervious Surface Area

1. Less than 5,000 square feet.....	$200
2. Over 5,000 and less than 10,000 square feet.....	$500
3. Over 10,000 and less than 15, 000 square feet.....	$1000
4. For every additional 5,000 square feet.....	$500

A. Special Exception Application Section 14B – calculated by Buildings and Impervious Surface Area

1. Less than 5,000 square feet.....	$300
2. Over 5,000 and less than 10,000 square feet..... (Buildings over 10,000 square feet see items 3 and 4 under site plan review.)	$600
3. Over 10,000 and less than 15, 000 square feet.....	$1,100
4. For every additional 5,000 square feet.....	$100

14B.1 **Special Exception Requirement:** In any instance involving a use or uses requiring a Special Exception as set forth in these Regulations, no land or water areas shall be used, nor uses altered or expanded in space, time, or intensity, nor buildings or structures erected, altered, enlarged, the use substantially changed, or used until the Commission grants a Special Exception as defined in this Section 14B, or amend a previously granted Special Exception.

The Commission may waive the requirement for a Special Exception public hearing and other application requirements where it finds that:

a) One Special Exception use is being substituted for another similar use on the same lot.

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;

N/A **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;

✓ **10.** the exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with their surroundings; and

✓ **11.** the scale, proportions, massing and detailing of any proposed building shall be in proportion to the scale, proportion, massing and detailing in the district.

9.5.5 HISTORIC PRESERVATION

These regulations shall encourage the conversion, conservation, and preservation of existing buildings in a manner that maintains the historic or distinctive character of the district. New construction shall also incorporate in the design elements that will maintain the historic or distinctive character of the district.

The conversion, conservation, and preservation of existing buildings and sites shall be consistent with:

(A) The "Connecticut Historical Commission - The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings", revised through 1990, as amended:

b) The new use will require no greater parking or loading requirements than the original, as set forth in Section 11 of these Regulations.

c) The new use shall entail no exterior change to the building or site, and

d) The new use shall have no impact on the site, the neighborhood, or the Town which is different from the original, such impact to be measured by the standards set forth in Section 14B.4 of these Regulations.

Substantial changes are considered changes that involve (a) alterations in use from that set forth in an approved statement of use and site plan; or (b) alteration in an existing use, including such alterations that would:

1. Increased the parking demand of the use; or
2. Increase or change the hours of operation of the use; or
3. Increase the noise generation of the use or change the octave band frequency of such noise; or
4. Increase or change the emission of smoke, dust or other contaminants into the air, including both point sources and fugitive emissions; or
5. Increase or change the demand for outdoor storage, truck or equipment traffic (type or volume), water consumption, or effluent disposals; or
6. Involve the use of different equipment, processes, chemicals, or materials; or
7. Increase the amount of lighting.

The owner and the applicant hereby grant the East Haddam Planning and Zoning Commission and/or its agents permission to enter upon the property for which Site Plan or Special Exception Review is requested for the purpose of inspection and enforcement of the Zoning Regulations of the Town of East Haddam.

Date 6/10/25 _____
Applicant's/Owner's Signature(s)

_____ 6/10/25 Date received 6/10/25
PLAN PREPARER PE/LSSignature DATE