TOWN OF EAST HADDAM
ZONING BOARD OF APPEALS VARIANCE/APPEAL/OTHER APPLICATION

For Internal Use Only:
MEETING DATE: Sept. 7, 2021 APPLICATION NO. 1142 pd $160.00 ck# 1845 7/10/2021
CONTINUED DATE: ____________ Date Granted/Denied: ____________

*For this application to be heard at the next Zoning Board of Appeals regularly scheduled meeting, it needs to be filled out completely.

*All of the items noted below in Paragraphs 1 through 4 must be filled out completely, regardless.

*The Zoning Board of Appeals' Secretary will review your application and contact you if your application is missing pertinent information. If she cannot get in touch with you before the deadline for the submission of the legal notice, your application will be denied without prejudice because it is incomplete. You may resubmit your new application after completing the missing information for the next regularly scheduled meeting with the Zoning Board of Appeals' Secretary. This will require the standard fee and waiting period.

If help is needed in any part for the completion of this application, please call the Land Use Office at 860-873-5031.

* *

1. Please check below which applies to your reason for submitting this application:

I (we) hereby apply to the Zoning Board of Appeals for the following:

X A Variance for the following sections of the Zoning Regulation: Section 10.1

______________________________ ***OR***

_____ To Appeal a ruling/action of the Zoning Enforcement Officer relating to: ____________

______________________________ ***OR***

_____ Other: ____________

51 LAKE SHORE DR

2. ***This section needs to be filled out completely:*** **LOCATION OF AFFECTED PREMISES:**

Assessor's Map No. 80 **Lot No.** ~~045~~ 012 **Deed Reference: Volume** ______ **Page** ______

Location on the EAST **side of** LONGWOOD DR **Street/Road/etc**

20 **feet distance from the intersection of** CRAGMERE Rd.

Section of Town: ____________ **Zone:** ______ **Owner/Applicant Phone#** ____________

Owner CAROLYN KRESS **Address** 51 LAKE SHORE DR, COLCHESTER

Appellant(s) ____________ Address ____________

Lessee ____________ Address ____________

Agent ____________ Address ____________

3. If no previous appeals have been made to this property, please mark *N/A* here: NA

But if a PREVIOUS APPEAL(S) has been made with respect to this property, please supply the Application No. _____ and the Date that it was Approved/Denied: _____.

4. Describe the nature of the variances as it relates to the zoning regulations (this must be filled out so the Board understands the purpose of the application): Requesting to place a storage shed 8 feet from the street property line and 3 feet from the side property line.

5. This application relates to:

_____area; _____number of family units; _____signs; _____street frontage; ✓ yard dimension ;

or other (please explain):_____

_____

6. Please state any deed restrictions (if there are none, please write N/A): NA

_____

_____

7. Is this property within 500 feet of Colchester, Salem, Old Lyme, Haddam or East Hampton?

If yes, which town(s) (if not, write N/A) : NA

8. With respect to any VARIANCE of the Zoning Regulations, which is requested, please complete the (a), (b) and (c) below:

(a) Strict application of the regulations would produce a UNDUE HARDSHIP because: Due to the sloping on the east side of the property, the large area the engineered septic system requires, and the well line there is little room left.

(b) The hardship created is UNIQUE and not shared by all other properties alike in the neighborhood because: Not many properties have this many restrictive areas.

_____.

(c) The variance would not change the CHARACTER OF THE NEIGHBORHOOD because: Many structures have been built close to the property lines in the lake communities.

9. With respect to an APPEAL from a ruling or action of the Zoning Enforcement Officer, the appeal should be sustained because: NA

10. You must mail a letter to all adjoining Property owners within 100 feet of your property lines, including across the street, by certified mail/return receipt at least 14 days prior to the scheduled Public Hearing date. (See Page 5 of this application which can be used as the letter.

(a) LIST the abutting property owners that you are required to notify in #11 of this application.

(b) YOU MUST PRESENT the certified mail & return receipts (white certified mail receipts and green return receipts cards) at the Public Hearing in order for your appeal to be heard. This is your proof that you notified the required property owners within the required time frame by law.

11. List ALL ADJOINING PROPERTY OWNERS within 100 feet of your property lines, including across the street. Please supply mailing addresses. You may use the back of this sheet if necessary. SEE ATTACHED LIST

Map_____ Lot_____ Name _____ Address_____

Map_____ Lot_____ Name _____ Address_____

Map_____ Lot_____ Name _____ Address_____

Map_____ Lot_____ Name _____ Address_____

Map_____ Lot_____ Name _____ Address_____

Map_____ Lot_____ Name _____ Address_____

Map_____ Lot_____ Name _____ Address_____

Map_____ Lot_____ Name _____ Address_____

12. A PLOT PLAN is required to show the property lines, building lines, location of septic system, well and other structures on property along with your proposed addition, garage, shed, i.e. or whatever else your variance is needed for must also be indicated on the PLOT PLAN as well as the distances from all property lines. The Board, at its discretion, may require an A-2 survey on any application.

13. **Submit this completed application with Site Plan drawn to A-2 standard** (but not required to be surveyor or engineer certified) **and Application/Appeal fee of $160.00** to the Zoning Board of Appeals mailbox located in the Land Use Office at least 17 days before the next scheduled public hearing in order to be placed on the agenda for that hearing. Failure to submit your application, map, and payment will be a cause for the application to be incomplete. See the chart below to make sure you have your application in on time.

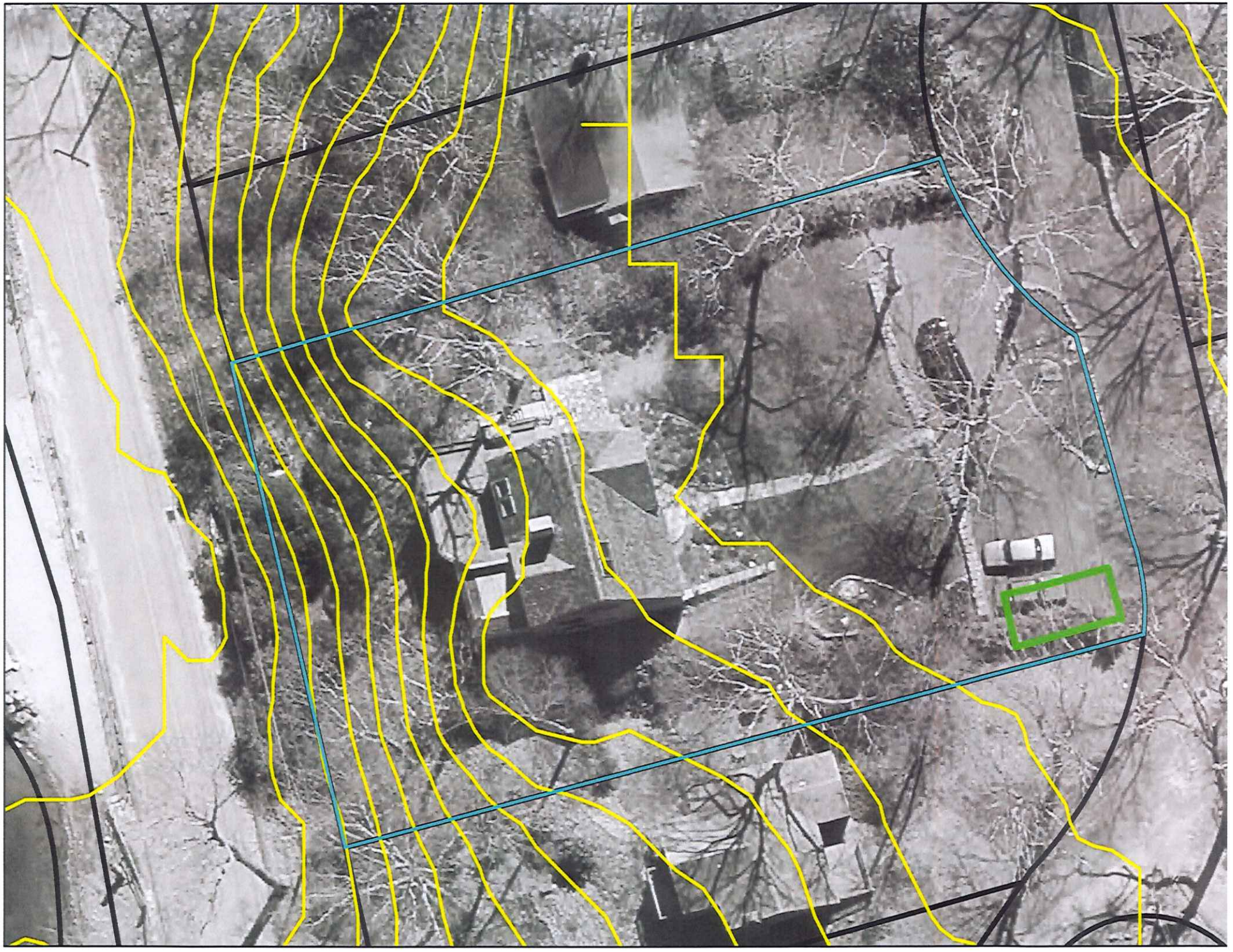
Date Filed: 6/22/21

Carl Kahn
Signed by Property Owner(s)

Signed by Appellant(s) or Agent

Application Fee: $ 50.- Date Received/Paid:

This form adopted by East Haddam Zoning Board of Appeals by resolution dated 12/28/06. _____



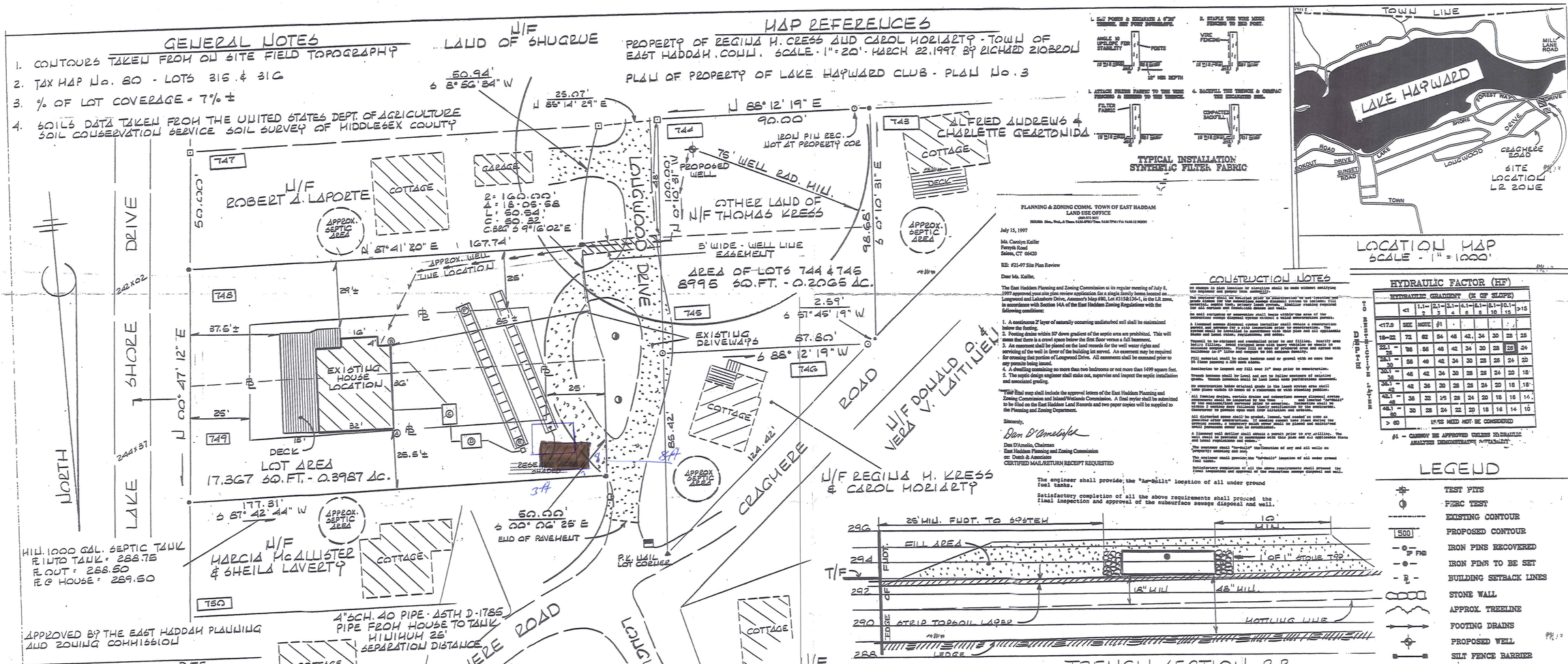
GENERAL NOTES

1. CONTOURS TAKEN FROM ON SITE FIELD TOPOGRAPHY
2. TAX MAP No. 80 - LOTS 315 & 316
3. % OF LOT COVERAGE = 7% ±
4. SOILS DATA TAKEN FROM THE UNITED STATES DEPT. OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY OF MIDDLESEX COUNTY

MAP REFERENCES

PROPERTY OF REGINA H. CRESS AND CAROL MORIARTY - TOWN OF EAST HADDAM, CONN. SCALE - 1" = 20' - MARCH 22, 1997 BY RICHARD ZIOBRON

PLAN OF PROPERTY OF LAKE HAYWARD CLUB - PLAN No. 3



1,000 GAL. SEPTIC TANK
F. INTO TANK = 288.75
F. OUT = 288.50
F. @ HOUSE = 289.50

4" SCH. 40 PIPE - ASTH D-1785 PIPE FROM HOUSE TO TANK MINIMUM 25' SEPARATION DISTANCE

APPROVED BY THE EAST HADDAM PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

SECRETARY DATE

EROSION CONTROL NOTES

b. Seeding, sodding, or revegetation plans and specifications for all unprotected or unvegetated areas shall be implemented as soon as possible.

2. Excavations, Fills and Grading:

a. Cut and fill slopes shall not be steeper than 2:1 unless stabilized by a retaining wall or cribbing, except as approved by the Commission under special conditions.

b. Adequate provisions shall be made to prevent surface water from damaging the cut face of excavation or the sloping surfaces of fills.

c. Cut and fills shall not endanger adjoining property.

d. Fill shall be placed and compacted so as to minimize sliding or erosion of the soil.

e. Grading shall not be done in such a way so as to divert water onto the property of another landowner without the expressed consent of that landowner and the Commission.

f. Fills shall not encroach on natural watercourses or constructed channels.

g. During grading operations, necessary measures for dust control shall be exercised.

h. Grading equipment will not be allowed to cross live streams except by means of bridges and culverts or other methods as approved by the Commission.

3. Implementation Procedures:

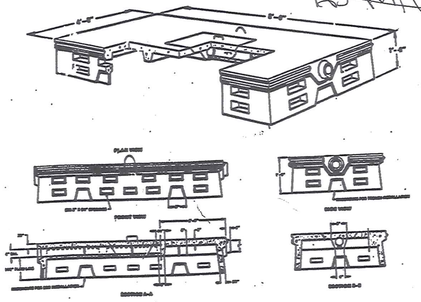
a. Wherever feasible, natural vegetation should be retained and protected.

b. Only the smallest practical area of land should be exposed at any one time during development.

c. When land is exposed during development, the exposure should be kept to the shortest practical period of time.

d. Where necessary, temporary vegetation and/or mulching should be used to protect areas exposed during development.

e. The permanent final vegetation and structures should be installed as soon as practical in the development.



TYPICAL INSTALLATION SYNTHETIC FILTER FABRIC

PLANNING & ZONING COMM. TOWN OF EAST HADDAM
LAND USE OFFICE
(860-873-5031)
HOURS: Mon., Wed., & Thurs. 9AM-4PM / Tues. 9AM-7PM / Fri. 9AM-12 NOON

July 15, 1997

Mr. Carolyn Kelfer
Forsyth Road
Salem, CT 06420

RE: #21-97 Site Plan Review

Dear Mr. Kelfer,

The East Haddam Planning and Zoning Commission at its regular meeting of July 8, 1997 approved your site plan review application for a single family home located on Longwood and Lakeshore Drive, Assessor's Map #80, Lot #315&316-1, in the LR zone, in accordance with Section 143A of the East Haddam Zoning Regulations with the following conditions:

1. A continuous 2' layer of naturally occurring undisturbed soil shall be maintained below the footing.
2. Footing drains within 50' down gradient of the septic area are prohibited. This will mean that there is a crawl space below the first floor versus a full basement.
3. An easement shall be placed on the land records for the well water rights and servicing of the well in favor of the building lot served. An easement may be required for crossing that portion of Longwood Drive. All easement shall be executed prior to any permits being issued.
4. A dwelling containing no more than two bedrooms or not more than 1499 square feet.
5. The septic design engineer shall make out, supervise and inspect the septic installation and associated grading.

Your final map shall include the approved letters of the East Haddam Planning and Zoning Commission and Inland/Wetlands Commission. A final mylar shall be submitted to be filed on the East Haddam Land Records and two paper copies will be supplied to the Planning and Zoning Department.

Sincerely,

Dan D'Amelio

Dan D'Amelio, Chairman
East Haddam Planning and Zoning Commission
cc: Dutch & Associates
CERTIFIED MAIL/RETURN RECEIPT REQUESTED

CONSTRUCTION NOTES

No changes in plan location or elevation shall be made without receiving the engineer's prior approval.

The engineer shall be notified prior to construction to set location and grade for the septic system, proposed erosion to include: fill requirements, the septic system design, and installation testing needed for all certain and final construction details and test.

No soil excavation or construction shall begin within the area of the construction except disturbed upgrade without a valid construction permit.

A licensed sewage disposal system installer shall obtain a construction permit and footing for a site inspection prior to construction. The system shall be installed in accordance with this plan and all applicable State and local rules, regulations, and codes.

Topsoil to be stripped and stockpiled prior to any filling. Salvity area shall be limited. Detail stripped area with heavy vehicles to obtain to minimize compaction. Place fill in zone of proposed area and spread with bulldozer in 8" lifts and compact to 90% maximum density.

Fill material shall be clean bankrun sand or gravel with no more than 5% clay passing a #200 sieve diameter.

Scarification to loosen any fill over 24" deep prior to construction.

Trench backfill shall be hard and not be fallen contents of existing ground. Trench bottoms shall be laid level with perforations downward.

No construction below original grade in the leach system area shall take place within 48 hours of a rainstorm or with standing puddles.

All footing drains, curtain drains and subsurface sewage disposal system components shall be inspected by the engineer or "as-built" location of the system/final inspection prior to occupancy. Inspection shall be within 2 working days following timely notification by the contractor. Contractor to perform upon such inspection and schedule.

All disturbed areas shall be graded, loamed, and seeded as soon as possible after completion of the work. Where work is delayed beyond the growing season, a temporary mulch cover shall be placed and reinforced until permanent cover can be established.

A licensed well driller shall obtain a permit prior to any drilling. The well shall be provided in accordance with this plan and all applicable State and local regulations and codes.

The contractor shall "as-built" installation of any and all wells as temporarily necessary and any.

The contractor shall provide the "as-built" location of all under ground fuel tanks.

Satisfactory completion of all the above requirements shall proceed the final inspection and approval of the subsurface sewage disposal and well.

TRENCH SECTION B-B
NO SCALE

LOCATION MAP
SCALE - 1" = 1000'

HYDRAULIC FACTOR (HF)

SOIL PERC RATE (MIN/IN)	HYDRAULIC GRADIENT (% OF SLOPE)						
	<1	1.1-2	2.1-3	3.1-4	4.1-6	6.1-10	10.1-15	>15
<17.9	SEE	NOTE	#1	-	-	-	-	
18-22	72	62	56	48	42	34	30	28	25
22.1-25	78	68	62	48	42	34	30	28	26
25.1-30	56	48	42	34	30	28	26	24	20
30.1-36	48	42	34	30	28	24	20	18	
36.1-42	42	36	30	28	26	20	18	16	
42.1-48	36	32	28	26	24	20	18	16	
48.1-60	30	28	26	22	20	18	16	14	10
> 60	BY SS NEED NOT BE CONSIDERED								

#1 - CANNOT BE APPROVED UNLESS HYDRAULIC ANALYSIS DEMONSTRATES SUITABILITY

LEGEND

- TEST PITS
- PERC TEST
- EXISTING CONTOUR
- 500 PROPOSED CONTOUR
- IP FND IRON PINS RECOVERED
- IRON PINS TO BE SET
- BUILDING SETBACK LINES
- STONE WALL
- APPROX. TREELINE
- FOOTING DRAINS
- PROPOSED WELL
- SILT FENCE BARRIER
- MONUMENT RECOVERED
- MONUMENT TO BE SET
- 27.5 LOT Nos. PER SUB. MAP
- WATER GATE VALVES
- CATCH BASIN

PERC TEST DATA

1:22	-	12½"	1:52	-	24"
1:32	-	18¾"	1:57	-	24¾"
1:37	-	20½"	2:02	-	25⅝"
1:42	-	22"	2:07	-	26"
1:47	-	23⅛"	2:12	-	DRY

PERC RATE = 8.0 MIN./IN.

BASIS OF SANITARY DESIGN

2 BEDROOM HOUSE - 8.0 Min/in PERC RATE
375 SQ. FT. OF LEACHING AREA REQUIRED
USE — TRENCHES — WIDE ● — CTRS ● LENGHTS SHOWN
396.8 SQ. FT. OF LEACHING AREA PROVIDED
USE MINIMUM 1000 GALLON SEPTIC TANK.
HF 26 x FF 1 x PF 1.2 = MLSS 31.2

USE 1 ROW OF 8 - 4' WIDE x 8' LONG x 18" HIGH CONC. GALLEYS @ 49.2 SQ.FT. OF LEACHING PER LINEAL FT. = 396.8 SQ.FT. OF LEACHING AREA

CLASS A-2 MAP
CERTIFIED SUBSTANTIALLY CORRECT

THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1992.

Chad Dutch

STATE OF CONNECTICUT CHARLES G. DUTCH No. 15176 LICENSED LAND SURVEYOR

DEEP TEST PIT DATA (Nov. 9, 1997)

TEST PIT No. 1
0-2" TOPSOIL
2"-24" BROWN SANDY LOAM
24"-60" WET PAN
MOTTLING @ 24"
LEDGE @ 60"

TEST PIT No. 2
SAME SOILS AS PIT '1'
LEDGE @ 48"

TEST PIT No. 3
SAME SOILS AS PIT '1'
LEDGE @ 48"

TEST PIT No. 4
SAME SOILS AS PIT '1'
LEDGE @ 72"

TEST PIT No. 5
SAME SOILS AS PIT '1'
LEDGE @ 48"

OWNER / APPLICANT

THOMAS KRESS - FORSYTH ROAD
SALEM, CONNECTICUT

AS-BUILT SURVEY
PREPARED FOR

CAROLYN KRESS & THOMAS KRESS

LONGWOOD DRIVE & LAKE SHORE DRIVE - EAST HADDAM, CONNECTICUT
SCALE - 1" = 20' —— SEPT. 29, 1998

50' 20' 0' 20' 50'

DUTCH & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
392 SOUTH MAIN STREET, COLCHESTER, CONN.

Certificate of Zoning Compliance
Jan Kelfer
DOB No. 97-101
10/13/98

5-ft