EAST HADDAM - SEASONAL USE REGULATIONS Draft Revised 7/15/21
Proposed Additions in Bold and Italics and deletions in [BRACKETS]

7.28. Seasonal Cottage: Seasonal cottages or other seasonal dwelling or seasonal uses shall be occupied exclusively during the 200-day period extending from April 15th through October 31st

Section 5 – Definitions

Seasonal: Any use of land, buildings, or structures which was originally designed or intended to be used exclusively during the 200-day period extending from April 15th through October 31st, and for which no approval required by these Regulations has been granted to permit year-round use.

Seasonal Cottage: A dwelling which was originally designed or intended to be used for residential purposes only during the 200-day period extending from April 15th through October 31st, and for which no approval required by these Regulations has been granted to permit year-round use.

SECTION 24 CONVERSION SEASONAL/YEAR-ROUND OCCUPANCY

24.0. Intent: The purpose of this section is to promote and assure the health, safety and welfare of the Town of East Haddam for the Town and persons who wish to convert existing seasonal dwellings into year-round dwellings.

24.1. The Planning & Zoning Commission may permit in all zoning districts, upon application by the owner, conversion of existing property used as seasonal to year-round occupancy ***with the following information provided. The submission of insufficient information shall be considered to be grounds for modification or denial.***

[24.1.1. The lot must contain a minimum of 21,780 square feet of area. (1/2 acre)**]**

[24.1.2. Living space: Any dwelling in existence and used seasonally with a maximum of 15% building coverage when these Regulations take effect may apply.**]**

24.1.1 Site Plan: A complete site plans shall contain the information required under Section 14A of these Regulations***. To scale floor plans of the existing structure and any proposed additions or renovations at the time of application shall be provided.***

24.1.2 ***A report or reports shall be filed by an architect, electrician, and / or an Engineer which shall include a description of the existing structural, electrical, heating, plumbing, insulation, and egress components of the seasonal building and a finding of what improvements are required to make the dwelling safe to be occupied year-round. If a seasonal conversion application is approved by the East Haddam Planning and Zoning Commission, all required upgrades noted in the report(s) are to be permitted, completed, and signed off by the East Haddam Building Official prior to a Certificate of Zoning Compliance is issued by the East Haddam Land Use Office for year-round use.***

24.1.3 The property shall have a code complying septic system in place prior to converting to year-round occupancy. Sanitary waste disposal plans shall conform to the State of Connecticut Public Health Code. No requirements of the State of Connecticut Public Health Code shall be waived. No sewage disposal system shall be located within 75 feet of a lake, pond, river, perennial stream or other body of water unless a nutrient analysis by a Connecticut licensed engineer can demonstrate the nitrogen dilution rate of the septic effluent can be infiltrated to 10 mg/liter or less at the water's edge.

24.1.4 The water supply for the dwelling must meet the requirements of the Public Health Code. Any property that is serviced by a seasonal water company will be required to hook up to the water company system if the water system is upgraded for year-round use.

24.1.5 Underground oil tanks are prohibited.

24.1.6 Compliance with Zoning Regulations of the Town of East Haddam including

all requirement of Section 18 – Special Flood Hazard Area Regulations. All pre-existing non-conforming aspects of the property and structures shall be noted on the plan.

24.1.7 Adequate access for fire and emergency vehicles and police protection shall be demonstrated on the plans.

24.1.8 The request shall be **compatible** with the Plan of ***Conservation and*** Development of the Town of East Haddam.

[24.3. Criteria For Decision] Delete all

[In reviewing the site plan 24.2 conversion, the Commission shall consider the following criteria. All decisions must be made relative to these criteria.]

[1. Compatibility with the Plan of Development of the Town of East Haddam.]

[2. Compliance with Zoning Regulations of the Town of East Haddam.]

[3. Adequate access for fire and emergency vehicles and police protection.]

[5. The submission of insufficient information shall be considered to be grounds for modification or denial.]

[6. No sewage disposal system shall be located within 75 feet of a lake, pond, river, perennial stream or other body of water.]