LETTER OF TRANSMITTAL

NEMERGUT CONSULTING

235 ROUTE 80 - P.O. BOX 666
KILLINGWORTH, CT 06419
NEMERGUTCONSULTING.COM

DATE:	9-07-21
ATTENTION:	JIM VENTRES
RE:	PROPERTY OF STRASSMAN
	1 LAUREL COVE BEACH ROAD
	EAST HADDAM, CT
CLIENT:	MARK & JESSE STRASSMAN
MAP NO. 48	LOT NO. 115

TO: LAND USE ADMINISTRATOR
1 PLAINS ROAD
P.O. BOX 385
MOODUS, CT 06469

WE ARE SENDING YOU ☐ ☑ HAND DELIVERED ☐ VIA MAIL

☐ SOIL TEST RESULTS ☑ PLANS ☐ REVISED PLANS ☐ MYLARS

☐ COPY OF LETTER ☑ SITE PLAN APPROVAL APPLICATION

COPIES	DATE	DESCRIPTION
5	9-03-21	SITE PLAN AND EROSION AND SEDIMENT CONTROLPLAN (24"X36")
5	9-03-21	DETAILS AND NOTES (24" X 36")
10	9-03-21	SITE PLAN AND EROSION AND SEDIMENT CONTROLPLAN (11"X17")
10	9-03-21	DETAILS AND NOTES (11" X 17")
10	8-17-21	APPLICATION FOR SITE PLAN APPROVAL
1	8-17-21	APPLICATION FEE (260.00)
10	8-17-21	LIST OF PROPERTIES WITHIN 100 FEET OF PARCEL
10	REV. 1-24-18	CLASS "A-2" SURVEY MAP PREPARED BY ROBERT WEAVER, L.S.
10	3-26-21	HOUSE ELEVATIONS (FELLNER AND ASSOCIATES)
10	9-12-21	NOFTIFICATION LETTER OF PUBLIC MEETING TO ADJACENT LAND OWERS

THESE ARE TRANSMITTED (AS CHECKED BELOW)

☐ FOR YOUR APPROVAL ☑ APPROVED AS SUBMITTED ☐ RETURNED WITH REVIEW COMMENTS

☐ FOR YOUR USE ☐ APPROVED AS NOTED ☐ FOR SIGNING BY CHAIRPERSON

☐ AS REQUESTED ☐ RETURNED FOR CORRECTION ☐ FOR FILING LAND RECORDS

☑ FOR REVIEW AND COMMENT ☐

REMARKS JIM:
PLEASE PLACE THIS APPLICATION ON THE AGENDA FOR THE PLANNING AND ZONING COMMISSION MEETING ON THE 9-14-21.

COPY TO: M & K STRASSMAN ENCL.

SIGNED

ROGER NEMERGUT P.E.

PHONE: 860-663-2384

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

Applicant's Name MARK & JESSICA STRASSMAN Phone 415.378.7085

Address: 239 FORBES AVE. SAN RAFAEL, CA 94901 Zone/District "L"

Record Owner: JESSICA STRASSMAN TRUSTEE

Property Location: 1 LAUREL COVE BEACH ROAD

Assessor's Map # 48 Lot # 115

Deed Reference: Volume 1098 Page # 158

Description of proposed uses and structures: SINGLE FAMILY RESIDENCE

Section under which application is made: 9.4.1

APPLICATION, FEE AND SUPPORTING DOCUMENTATION, INCLUDING LETTER(S) FROM THE SANITARIAN, BUILDING OFFICIAL, ZONING OFFICIAL, AND OTHER NESSECARY DOCUMENTS MUST BE IN THE PLANNING AND ZONING OFFICE THE WEDNESDAY PRIOR TO THE MEETING TO BE PLACED ON THE AGENDA.

____ Attached checklist is completed

____ Site Plan (Section 14A) and supporting documentation

____ Letter from the Building Official

____ Letter from the Chatham Health District

____ Letter from the Zoning Board of Appeals

____ Letter from the Zoning Enforcement Officer

_____ Narrative submitted

Section under which application is made:

Section 14A Site Plan Review ✓

Fee: $260 minimum. See fee schedule Site Plan Review includes $60.00 fee for DEP Fund - PA-235

Section 14B Special Exception Review _____

Fee: $360 minimum. See fee schedule Special Exception includes $60.00 fee for DEP Fund - PA-235

Chatham Health District Review - Variable fee

Section 14B.1 Special Exception Review - Waiver Request _____

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.

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: 8/17/21 K _____
Applicant's/Owner's Signature(s)

_____ 8.13.21 Date received _____
PLAN PREPARER PE/LSSignature DATE
ROGER NEMERGUT P.E.

100 foot Abutters List Report

East Haddam, CT
September 02, 2021

Subject Property:

Parcel Number: 048-115
CAMA Number: 048-115
Property Address: 1 LAUREL COVE BEACH RD

Mailing Address: STRASSMAN JESSICA TRUSTEE
239 FORBES AVE
SAN RAFAEL, CA 94901

Abutters:

Parcel Number: 048-033
CAMA Number: 048-033
Property Address: 39 LAUREL COVE RD

Mailing Address: MAGOVENY STUART A & BRENDA
21 MEADOW LARK LANE
NORTHFORD, CT 06472

Parcel Number: 048-035
CAMA Number: 048-035
Property Address: 47 LAUREL COVE RD

Mailing Address: REGINATTO GERALD JR
47 LAUREL COVE RD
EAST HADDAM, CT 06423

Parcel Number: 048-048
CAMA Number: 048-048
Property Address: 44 LAUREL COVE RD

Mailing Address: TROMBLEY GARY J JR & SHARON K
44 LAUREL COVE RD
EAST HADDAM, CT 06423

Parcel Number: 048-049
CAMA Number: 048-049
Property Address: 16 LAUREL COVE BEACH RD

Mailing Address: COMER ANNE M & JT & GE
PO BOX 36
EAST HADDAM, CT 06423

Parcel Number: 048-050
CAMA Number: 048-050
Property Address: 14 LAUREL COVE BEACH RD

Mailing Address: WALTER ANTHONY & MARK & ROBERT S
63 DELMONT ST
MANCHESTER, CT 06040

Parcel Number: 048-051
CAMA Number: 048-051
Property Address: 10 LAUREL COVE BEACH RD

Mailing Address: TARPILL ANDREW & CLARA
PO BOX 192
EAST HADDAM, CT 06423

Parcel Number: 048-052
CAMA Number: 048-052
Property Address: 4 LAUREL COVE BEACH RD

Mailing Address: TARPILL ANDREW J & CLARA M
PO BOX 192
EAST HADDAM, CT 06423

Parcel Number: 048-053
CAMA Number: 048-053
Property Address: 32 LAUREL COVE RD

Mailing Address: HOSKING KEVIN L & BETH-ANN B
32 LAUREL COVE RD
EAST HADDAM, CT 06423

Parcel Number: 048-058
CAMA Number: 048-058
Property Address: 94 SMITH RD

Mailing Address: SMITH ROAD 94 LLC
3 TUDOR COURT E
OLD SAYBROOK, CT 06475

Parcel Number: 049-001
CAMA Number: 049-001
Property Address: 23 LAUREL COVE BEACH RD

Mailing Address: VOLZ JOHN W & PHYLLIS B & PATRICK J
25 LAKE ST
MANCHESTER, CT 06040

0 foot Abutters List Report

ast Haddam, CT
September 02, 2021

Number:	049-008
MA Number:	049-008
roperty Address:	28 LAUREL COVE BEACH RD

Mailing Address: COMER THOMAS & ANNE M
PO BOX 36
EAST HADDAM, CT 06423

Parcel Number:	057-154
CAMA Number:	057-154
Property Address:	BASHAN RD

Mailing Address: CONN STATE OF
165 CAPITOL AVE 6TH FL
HARTFORD, CT 06106

Notification to Property Owners
Pursuant to Ordinance 42.1 – Town of East Haddam
Land Use Office – 860-873-5031

Date 9.12.21

Dear Property Owner:

The purpose of this notice is to advise you that:

____ A public hearing will be held at 8:00 PM

X A meeting will be held at 7:15 PM

by the East Haddam Planning and Zoning Commission on 9.28.21. Meetings are held in the Municipal Office Complex, 1 Plains Road.

The Commission will hear the following:

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

SITE PLAN APPROVAL FOR PROPOSED SINGLE FAMILY RESIDENCE.

The proposed activity is located on: 1 LAUREL COVE BEACH ROAD
(Street [and number, if desired at this time])

And is further identified as Assessor's Map 48, Lot 115, 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:

JESSICA STRASSMAN [Owner] | TRUSTEE [Owner]

239 FORBES AVE. [Street] | [Street]

SAN RAFAEL, CA 94901 [Town, State, Zip] | [Town, State, Zip]

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

(Applicant's signature) | (Applicant's signature)

ROGER NEMERGUT P.E. AGENT

Physical attendance at this meeting will be limited to 15 people including commission members, applicants, staff, and members of the public. Commission members, applicants, and staff total 11 which allows for 4 members of the public to attend in person. In order to attend this meeting in person you must RSVP to Susan Magri in the Land Use Office at 860-873-5031 by 6:00pm on Tuesday, February 9, 2021. These spots will be filled on a first come first serve basis via the RSVP process.

You may 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, o 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