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

Applicants Name Gina and Christopher Weske

Phone No (860) 853-8163 Email bohofarms@gmail.com

Record of Owner Christopher Weske - 427 Tater Hill Rd

Assessor's Map # 051 Page # 050 Zone _____

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

_____ 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 $360.00

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.

Gina Weske Christopher Weske — 6/30/22

Applicants/Owner's Signature(s) — Date

_____ _____

PLAN PREPARER PE/LS Signature — Date

Applicant / Surveyor / Engineer is to check off items completed for site plan review. Place a "W" for item the applicant requests a waiver of:

A. Site Plan. A site plan, which shall conform to the following requirements, and contain the following information:

_____1. Property/Boundary Survey. A boundary survey prepared and sealed by a Connecticut Registered Land Surveyor, which survey shall be as required for the State of Connecticut minimum standards for Surveys and Maps. Said survey shall include the dimensions of the subject property, and its acreage or square footage.

_____2. Location Map. A location map, at a scale of one inch equals 1,000 feet, showing the location of the site in relation to existing roads which would assist the Commission and the public to orient themselves to the site and its boundaries.

3. General Information:

_____a) The name and address of the applicant, property owner of record, the name of the development, and the names of the owners of record of all adjacent properties;

_____b) The name, address and professional seal of each design professional responsible for, or participating in, the design of the site;

_____c) The assessor's map and lot numbers for the subject property and the properties within one hundred (100) feet of the perimeter of the site;

_____d) The date of the site plan, a north arrow, and the scale of the plan;

_____e) A description of any existing deed restrictions, covenants, easements, rights of way, or similar encumbrances which run with the land, including the identity of the dominant and servant estates, the volume and page of the East Haddam Land Records where the same are recorded, and the date upon which they will expire, if any;

_____f) The words, "Approved by the East Haddam Planning and Zoning Commission/Zoning Board of Appeals" with a designated place for the signature of the chairman or secretary of the Commission or the Board, as the case may be, and the date of signing.

4. Site Features, Existing. On the site, and within one hundred (100') feet of the perimeter of the site:

_____a) All existing uses of land including uses not requiring buildings or structures, such as outside storage; property lines, streets, utility lines, ledge outcrops, specimen trees, major tree or shrub areas, and other significant features of the site, both natural and manmade;

_____b) Wetlands and watercourses as defined by the Regulations of the East Haddam Inland Wetlands and Watercourses Commission; the high water level of areas covered by water (such as lakes, rivers, streams, ponds, swamps, and the like);

_____c) Areas having slopes in excess of twenty (20%) percent;

141 - 22d

We currently run a little farm at 427 Tater Hill Road (Boho Farm) We raise animals and flowers and have a farm stand. We are requesting a special exception review of the following things we would like to do on the farm:

Goat Yoga and Yoga without goats
- We would expect between 5-15 people at each class
- Class is an hour long and will either be late morning or early afternoon
- 1 class a week by reservation only
- No music

Private time with animals/tours
- Up to 4 families
- 1 hour 1 day a week by reservation only
- No music

Painting Parties
- Farm related painting party
- Up to 20 people
- 1 day a month by reservation only
- No music

Birthday Parties, Showers
- Up to 30 people
- Late morning/afternoon times only
- No more than 2 a week and each one would be up to 2 ½ hours and of course reservation only
- May have music if the people want to pay for it

Kids Education/field trips
- No more than 2 hours in duration and only 1 per week
- Up to 15 kids reservation only
- No music

Tours for special needs groups
- Up to 15 people
- 1 day week
- No music

Flower arranging/soap making/candle making workshops
- Up to 15 people
- 2 hour duration (morning/afternoon)
- 2 per month reservation only
- No music

Flower Crown/Bracelet Making
Up to 15 people
2 hour duration
1 per month reservation only
No music

Spring Event
Open to public
Egg hunt, ice cream truck or food truck, easter bunny
2-3 hour duration during daytime (late morning/early afternoon)
Once a year around Easter
No music

Summer Event
A few local vendors
Food or ice cream truck
2-3 hour duration (late morning/early afternoon)
Once a year event
Live music

Fall Event
Local vendors
food truck
3 hour duration 11:00-2:00
During East Haddams Fall Weekend
Once a year event
Live music

Holiday Event
Food truck/vendors
3 hour duration during late morning/early afternoon
Once a year event
Santa
Live Christmas music

CT Open House Day
Statewide day for people to check out CT businesses
People can visit animals during farm stand hours
Once a year -Usually in June
May have music

We would also like for people to walk around and visit the animals during our farmstand hours (9-5) we are insured to have people on property and have events

There is a porta potty on the property from March until January
Hand sanitizer in porta potty and it is serviced weekly by company we are renting from
We also have a table with hand sanitizers and bug spray

For our bigger events we have 3 parking attendants with one at the road to make sure it doesn't become an issue

We are closed January-March


427 Tater Hill Road
BOHO Farm
TG 667
12 Parking Spaces
2 PS
3 PS
Wooded Area
New Field Area
Garden
Barn
Farm Stand
ROAD
HILL
154.78
188.26
442+/-
409+/-
734.58
109.00
25.57
378.00
265.00
300
200
110
128
375
152
100
69
22.62
181.07
281.78
350.00
396
100 Feet