Public Hearing August 23, 2022 Proposed text amendment to add Restaurants to the table of uses in the C-3 District

C-3 MOODUS PLAINS ROAD COMMERCIAL AREA

9.7 Uses Permitted In Commercial C-3 District:

In order more adequately to maintain and perpetuate the historic character which contributes so much to East Haddam's charm, there hereby is established a special type of Commercial District as C-3.

9.7.1.1. Dwelling(s) Units
Dwelling, Single Family (1F) - ½ acre
Dwelling, two, three and four family
(provided the lot area for 2F – is at least 1 acre - max. 4 bedrooms
(" " " " " 3F – is at least 1 ½ acre - max. 6 bedrooms)
(provided the lot area for 4F – is at least 2 acres - max. 8 bedrooms)
Any additional bedrooms require area of ¼ acre per bedroom.

All 2, 3, & 4 family dwelling units require a Special Exception Review Approval in accordance with Section 14B of these Regulations.

Agricultural Uses – Accessory to Residential Uses. See Section 30 for specific details for agricultural uses.

9.7.1.2. The following uses are permitted by Special Exception approval of the Commission:
Professional Offices
Insurance and Real Estate
Retail Trade - Apparel & Accessories, Jewelry, Antique Shops
Business Services - such as Advertising, Employment
Bed & Breakfast
Country Inn
Restaurant
Child Day Care Center
Accessory uses customary with or accessory to a permitted use.
Education, religious or philanthropic - use by a non-profit corporation or government unit.

Additional Standards:
In order to further the Intent and purpose of the C-3 District, the Commission shall consider the following criteria, in addition to those set forth in Section 14A and 14B of these Regulations, when reviewing any Special Exception application in the District and the Town of East Haddam:
a. The extent to which the application preserves or restores an existing building or buildings which reflect(s) and enhance the architectural and historic character of the District and the Town of East Haddam;
b. The extent to which the application proposes new buildings(s) and site improvements which reflect(s) and enhance the architectural and historic character of the District and the Town of East Haddam;
c. The extent to which the application preserves existing large trees, stone walls, topography, and other natural or man-made features which provide character to the site and District;
d. The extent to which the application proposes amenities, such as walkways, plazas, benches, ornamental lighting, and other improvements to both public and private spaces which reflect(s) and enhance the streetscape, architectural and historic character of the District and the Town of East Haddam, and provide opportunities for pedestrian circulation, rest, and relaxation by persons living or working in and around the District.