#22-04
Fee paid 9/27/22

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

Applicant's Name James Bailes Phone _____

Address: 1 Britian RD Zone/District _____

Record Owner: James Bailes

Property Location: 1 Britian RD

Assessor's Map # 06 Lot # 375

Deed Reference: Volume _____ Page # _____

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 WEDNESDAY PRIOR TO THE MEETING TO BE PLACED ON THE AGENDA **FOR DISTRIBUTION PURPOSES, 15 COMPETE SETS OF THE APPLICATION AND SUPPORTING DOCUMENTS ARE REQUIRED. FOR DRAINAGE COMPUTATIONS THAT ARE EXTENSIVE, THE ENGINEER MAY SUBMITT 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

____ Report from Inland Wetlands Comm.

_____ Letter from the Chatham Health District

____ Report from Conservation Comm.

_____ Letter from the Zoning Board of Appeals

_____ Description of proposed uses and structures: _____

Fee: $260 Site Plan Review includes $60.00 fee for DEP Fund - PA-235
Fee: $360 Special Exception includes $60.00 fee for DEP Fund - PA-235
Fee: (variable fee) Chatham Health District review form

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 Review is requested for the purpose of inspection and enforcement of the Zoning Regulations of the Town of East Haddam.

James Bailes 8/30/2022
Applicant's/Owner's Signature(s) DATE

_____ _____
PLAN PREPARER PE/LS Signature DATE

_____d) Flood hazard areas as designated on the most current Federal Flood Insurance Rate Map for the Town of East Haddam, and the rate map designation for such areas;

_____e) Existing structures and their uses, general type of construction, height, and the like;

_____f) The location of all existing wells, existing septic systems, public water supply watersheds, and other public or private water supplies;

_____g) Existing monuments, iron pins, and other boundary indicators;

_____h) The soil classifications, as per the US Soil Conservation Service/Middlesex County Coding of Soil Types;

_____i) Existing contours of the land at intervals of two (2) feet, or less where the topography of the site and the area around it cannot be otherwise accurately and fairly represented.

_____j) Existing roads, paths, major and unique natural, scenic, historic, and open space features.

5. Site Features, Proposed. On the site, and for any area off the site where any alteration whatsoever is proposed:

_____a) Any change whatsoever to any of the existing features depicted on the site plan in accordance with the preceding paragraph, including, but not limited to: proposed uses of land, including uses not requiring a structure or building;

_____b) The location, dimensions, square footage (both ground floor and total), height, and type of construction of all buildings or structures, including fences, walls, signs, lighting fixtures, flagpoles, and the like;

_____c) The location of any proposed well, septic system, and the location of, and test results for, any and all percolation and deep test holes, as verified by the Town Sanitarian and/or Health Official;

_____d) Any regrading, excavation, filling, and the volumes of material to be brought onto or removed from the site;

_____e) The percentage of building coverage, combined building and paved area coverage;

_____f) Alterations in property boundaries, easements, utilities, and the like;

_____g) The location of any roads, curbs, sidewalk, driveway, parking and loading area(s) paths, and similar improvements;

_____h) Phase lines, proposed future division of the property, long-term lease boundaries, and the like.

_____i) In any site plan requiring the erection of any structure, grading, drainage work, paving or other improvement, those aspects of the plan shall be prepared, signed, and sealed by a Connecticut Registered Professional Engineer.

_____j) The areas of wooded portions of the site, or specimen trees, to be removed or retained, and the location, design, and content of landscaping to be created, including the size, number, and type of all landscaping material to be planted, and the proposed treatment of all buffer strips, screens, and islands.

_____k) The expected intensity and frequency of noise which may be emitted from the site or use, and the methods to be used to control the same.

_____l) The height, bulk, use and location of all buildings; typical floor plans or other plans for the use of interior spaces of proposed buildings; the exterior appearance of proposed buildings, including a minimum of two exterior elevations, designation of materials, colors, and textures of exterior finishes, roofing, trim, and the like; location of heating, air conditioning, ventilation, and similar equipment; and special exterior features, such as building mounted signs, drive-in windows, building or roof lighting, roof drainage/gutters, and features of the interior of the building designed to be capable of being seen from the exterior. A rendering consisting of a minimum of two exterior elevations shall be submitted.

6. 14A.2.A Parking and Drainage:

_____a) The site plan shall include all information necessary to establish conformance with the requirements of Section 11 of these Regulations, Off-Street Parking and Loading Requirements, and shall also include the calculations utilized to determine the parking and loading areas as depicted on the site plan.

_____b) The site plan shall depict the dimensions of all parking and loading spaces, the total number of such spaces, and any proposed future or expansion parking or loading spaces. In addition, the site plan shall include the location, invert elevations, pipe sizes, flow calculations, and all other similar information as may be required by the Commission's engineering consultant to properly evaluate the storm water management plan for the site.

_____c) For any site plan which depicts more than five thousand (5,000) square feet of impervious surface, be it building areas or paved areas, the site plan shall include provisions to retain stormwater runoff so as to produce no increase in peak runoff when such provisions is determined to be needed by the Town's Engineer. The methods used to meet this requirement shall be as prescribed by the Commission's engineering consultant.

_____d) For any site plan, the proposed design, location, and illumination level of all outdoor lighting, which shall be used particularly in pedestrian and vehicular areas.

B. Sanitary Waste Disposal Plan.

For any site which is to be served, and is capable of being served, by an operational public sanitary sewer line prior to occupancy, the site plan shall depict the sewer lateral and other engineering information suitable to determine that connection to an operational sanitary sewer line is feasible. In addition, the applicant shall provide an approval letter from the East Haddam Water Pollution Control Authority stating the site if approved by the Planning and Zoning Commission is authorized to connect to the Town's system.

For any site which is not to be served by public sanitary sewers, the applicant shall submit a sanitary waste disposal plan which shall include, at a minimum, the following:

### 9.5.6. East Haddam Village District Special Exception Applications Site Design and Compatibility Objectives

Applications shall provide a narrative, site plans, and design that demonstrate that the application is in compliance with subsections 9.5.5 and 9.5.6, including the approval of the East Haddam Historic District Commission where applicable, per Section 9.5.5. All development in the village district shall be designed to achieve the following compatibility objectives to the greatest extent possible. It is recognized that not all applications may be able to achieve each and every objective or in some cases a particular objective may not be applicable to the project. In cases where there is no change in the exterior appearance to the building or landscape the application shall still include a narrative and site plan of the existing conditions. These objectives are further defined in Appendix VI *"Site Design and Compatibility Objectives and Guidelines"*

1. that proposed buildings or modifications to existing buildings be harmoniously related to their surroundings and to the terrain in the district and to the use, scale and architecture of existing buildings in the district that have a functional or visual relationship to a proposed building or modification,

2. that all spaces, structures and related site improvements visible from public roadways, the Connecticut River, and public walkways be designed to be compatible with the elements of the area of the village district in and around the proposed building or modification,

3. that the color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property and any proposed signs and lighting be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping, and

4. that the removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.

5. The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the district;

6. proposed streets shall be connected to the existing district road network, wherever possible;

7. open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting;

8. locally significant features of the site such as distinctive buildings or site lines of vistas from within the district, shall be integrated into the site design;

9. the landscape design shall complement the district's landscape patterns;

10. the exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with their surroundings; and

11. the scale, proportions, massing and detailing of any proposed building shall be in proportion to the scale, proportion, massing and detailing in the district.

1. Report of Soil Test and Percolation Data.

A Report of Soil Test Data signed by the Town Sanitarian or his representative which shall be in conformance with the Connecticut Public Health Code, as the same may be amended from time to time. All percolation tests and observation test pits for groundwater and ledge shall be dug and, tests performed, in accordance with the Technical Standards of the Connecticut Public Health Code, as the same may be amended from time to time, and shall be supervised and certified by the Town Sanitarian or his designee, who shall provide to the applicant, for inclusion with his Site Plan Approval Application, a verified approval of the application for subsurface disposal in accordance with the Connecticut Public Health Code, as the same may be amended from time to time. At least one (1) observation test pit for groundwater and ledge shall be dug in the designated location for each and every primary and reserve leaching field.

2. Soils with Severe Limitations.

If any existing soils in the immediate area of the site designated for sanitary waste disposal are classified as having "severe" limitations for on-site sewerage treatment (as set forth in Section 4.3(1)(a) the East Haddam Subdivision Regulations), in accordance with the current soils map of the US Department of Agriculture, Soil Conservation Service, then a subsurface sewerage disposal plan shall be presented to the Commission. Said plan shall specifically address the methods utilized to overcome the limitations identified in the soils of the site; shall be prepared by a licensed Connecticut Professional Engineer, and shall be accompanied by a written report of the Town Sanitarian or his representative certifying that the plan will resolve the limitations of the soils, and will pose no significant risk to the public health or safety. All sanitary waste disposal systems to be located in the immediate area of soils with "severe" limitations, as set forth above, shall have 100% replacement leaching fields at least equal in size to the original leaching fields, and the location of both the original and replacement leaching fields shall be designated on the site plan. Both the original and replacement fields shall be located so as to contain the percolation and deep test pits.

_____C. Soil Erosion and Sediment Control for Land Development:

Refer to Section 14AC of the East Haddam Zoning Regulations.

_____D. Protection of Surface and Ground Water Supply.

Refer to Section 14AD of the East Haddam Zoning Regulations.

_____E. Certificate for Community Wells.

Refer to Section 14AE of the East Haddam Zoning Regulations.

_____F. Inland/Wetlands and Watercourses.

Refer to Section 14AF of the East Haddam Zoning Regulations.

_____G. General Provisions.

Refer to Section 14AG of the East Haddam Zoning Regulations.

SECTION 14A - SITE PLAN REVIEW
SECTION 14A.3-G

G. In the case of a Site Plan Approval not requiring a Special Exception, the applicant shall submit three (3) complete sets of plans, as the same may have been modified by the Commission, at least one (1) of which shall be printed on mylar. **Final copies, including the mylar, shall have the approval letters of the Planning and Zoning Commission and Inland/Wetlands and Watercourses Commission printed on them.** Said sets shall be signed by the Chairman or Secretary of the Commission, and the mylar set retained by the Clerk of the Commission; the remaining sets shall be distributed to other officials of the Town who may require them.

SECTION 14B SPECIAL EXCEPTION
C. SUBMISSION OF APPLICATION

5. Endorsement and Filing. Within sixty-five (65) days of the Commission/Board approval, the applicant shall submit one (1) set of final plans on mylar, and two (2) printed sets reflecting all conditions or **letters of the Planning and Zoning Commission and Inland/Wetland and Watercourse Commission printed on them** and accompanied by signed, sworn statements of the applicant's land surveyor, engineer, architect, and any other professional who has participated in the preparation of the application materials, to the effect that the plans submitted are the same as those approved by the Commission, except for the depiction of modifications and conditions required by the Commission in approval vote.