

PLANNING AND ZONING COMMISSION
TOWN OF HADDAM
30 FIELD PARK DRIVE
HADDAM, CT 06438
APPLICATION FOR SPECIAL PERMIT

RECEIVED
APR 28 2020
RECEIVED

Permit # 7

MAP 41 LOT 6-11 LOCATION 12 Scovill Road

APPLICANT: Carlos Xavier PHONE: 910-545-3119 candj@crossfitironworks.com
ADDRESS: 730 Little City Rd, Higganum, CT 06441

OWNER: Ron Denman PHONE: 860 345 2097
ADDRESS: 12 Scovill RD Higganum Ct 06441

ZONE: _____ DEED REFERENCES: Volume _____ Page _____

Zoning regulations under which this application is being made: _____

Completely describe the proposed activities, uses, and structures for which this application is being made: CrossFit gym. Conduct of group classes

Please include the following items with your application:

- 6. Application Form
- 7. Site Plan (as indicated in the Haddam Zoning Regulations)
- 8. Wetland Agency Permit or Statement from the Wetland Enforcement Officer
- 9. Any other State, Federal or Local permits required
- 10. Application Fee

Are there any waivers requested as part of this application? Yes _____ No X

If yes please explain: _____

The owner applicant hereby grant the Haddam and Zoning Commission, and/or it's designated agent, permission to enter the property for which this permit is requested for the propose of inspection and enforcement of the Haddam Zoning Regulations.

[Signature]
APPLICANT

4/29/2020
DATE

[Signature]
OWNER

4/30/2020
DATE

ADMINISTRATIVE USE ONLY:

DATE RECEIVED: 4/30/2020 FEE \$ 150 CHECK# 1089 CASH _____

From: S G [mailto:sgammons@gmail.com]
Sent: Wednesday, April 29, 2020 5:41 PM
To: Robert McGarry
Cc: wpard@sbcglobal.net
Subject: Family recreational center and bar

Hello,

I am writing it support of Meryl Mackenzie to construct a Family Recreational and Bar in the center of town.

I believe it will be a great addition to our town for family entertainment.

Thank you for your time.

Scott Gammons
25 Teaberry Court
Higganum CT 06441
860-575-5343

Haddam Planning and Zoning Commission,

I am writing this letter in support of Merle Mckenzie's proposal to open The Truckstop in the place of the current Cross-fit Ironworks location after they relocate.

Our town and community would greatly benefit with having a family friendly entertainment venue where we have the opportunity to get together with friends, and enjoy a good time out playing games and drinking responsibly. Today we must leave Haddam to have access to this type of entertainment and are spending our money in other cities/towns where we could be contributing to the financial wellbeing of our own town instead. Additionally, I believe that having such a business in town would be a tremendous draw for others outside of Haddam and will also be a significant benefit to our town's commerce, helping to increase patronage and revenue to other local businesses.

Mr. Mckenzie has been a pillar of our community for years having founded Cross-fit Ironworks and later HK Fitness in the center of town, helping to contribute to the health and wellbeing of our community. It is with that same level of responsibility and dedication that I wholeheartedly believe Mr. Mckenzie will invest in creating and managing a venue that individuals feel comfortable bringing their entire family for a fun evening and that is mindful of the surrounding community.

Sincerely,
Dan Therrien
89 Old County Road, Higganum, CT



April 24, 2020

Planning and Zoning Commission
30 Field Park Drive
Haddam, CT 06438



To whom it may concern,

We are writing this letter in hopes that you will consider the approval for "The Truck Bar" establishment presented by Merle and Dyanne McKenzie in Higganum. We believe this establishment will present a family-oriented atmosphere with the ability to play a fun game of cornhole, video games and maybe have a beer with friends.

We have visited another establishment in Newington, Connecticut owned by the McKenzie family on several occasions. Although it has a slightly different venue it provides entertainment for people of various age groups. We have attended this establishment for the purpose of birthday parties to a night out with friends. We enjoyed each visit to this establishment and have never had a negative experience.

We know the proposed establishment will be operated in the same professional manner as the one in Newington. Our family will support this establishment due to the type of venue, the ownership and the fact that it is close to our home.

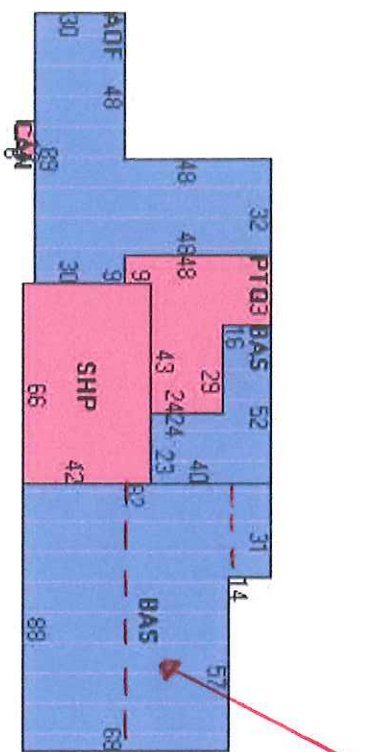
Thank you for your time,

A handwritten signature in blue ink, appearing to read "Joseph and Assunta Slane".

Joseph and Assunta Slane

10 Hunters Ridge Road
Killingworth, CT 06419
203-996-1119

Floor Plan for 12 Scovill Rd.

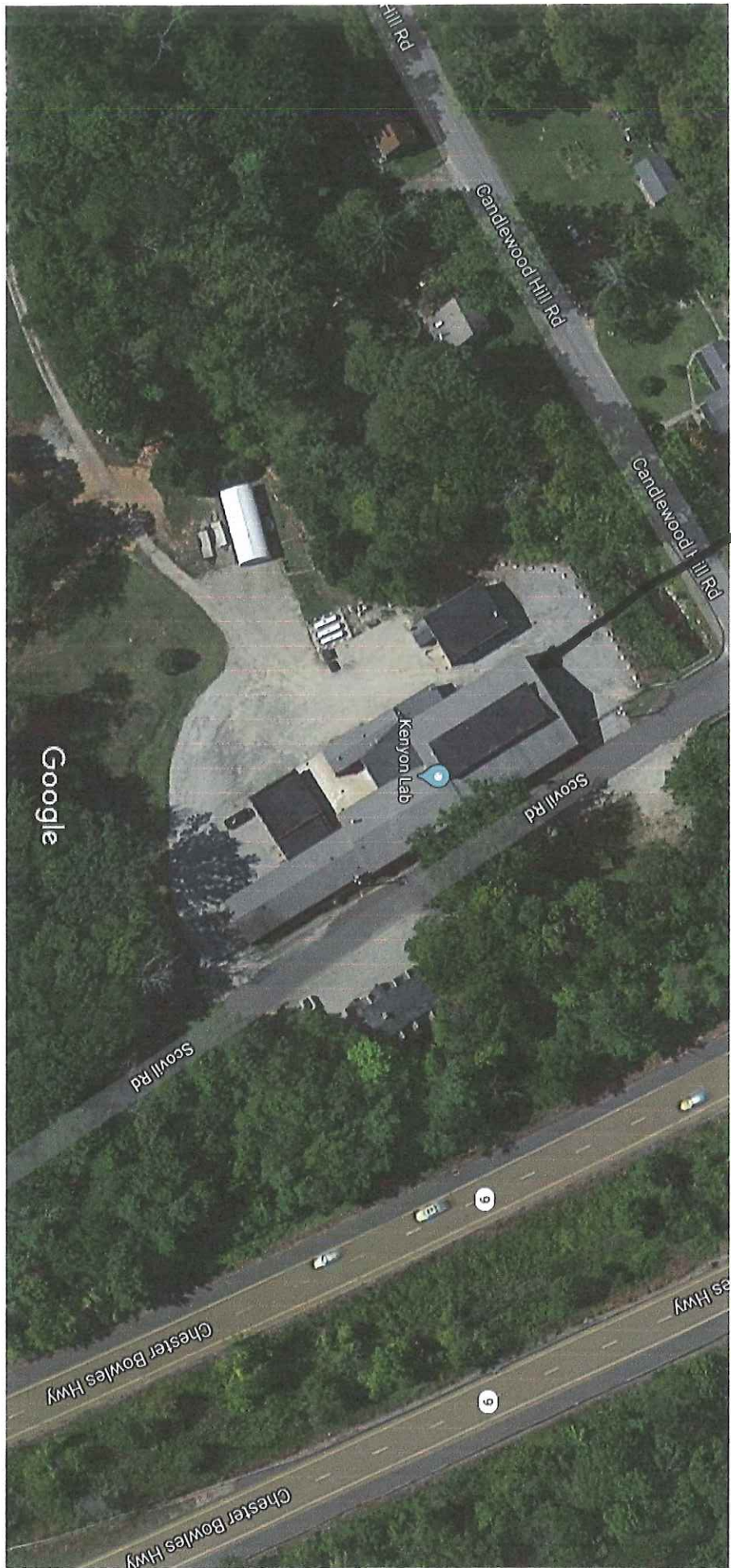


Gym Location
2,775 Sq Ft

Google Maps

Gym Location

12 Scovill Rd.



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020

50 ft

Google Maps 12 Scovill Rd

12 Scovill Rd.

Gym location

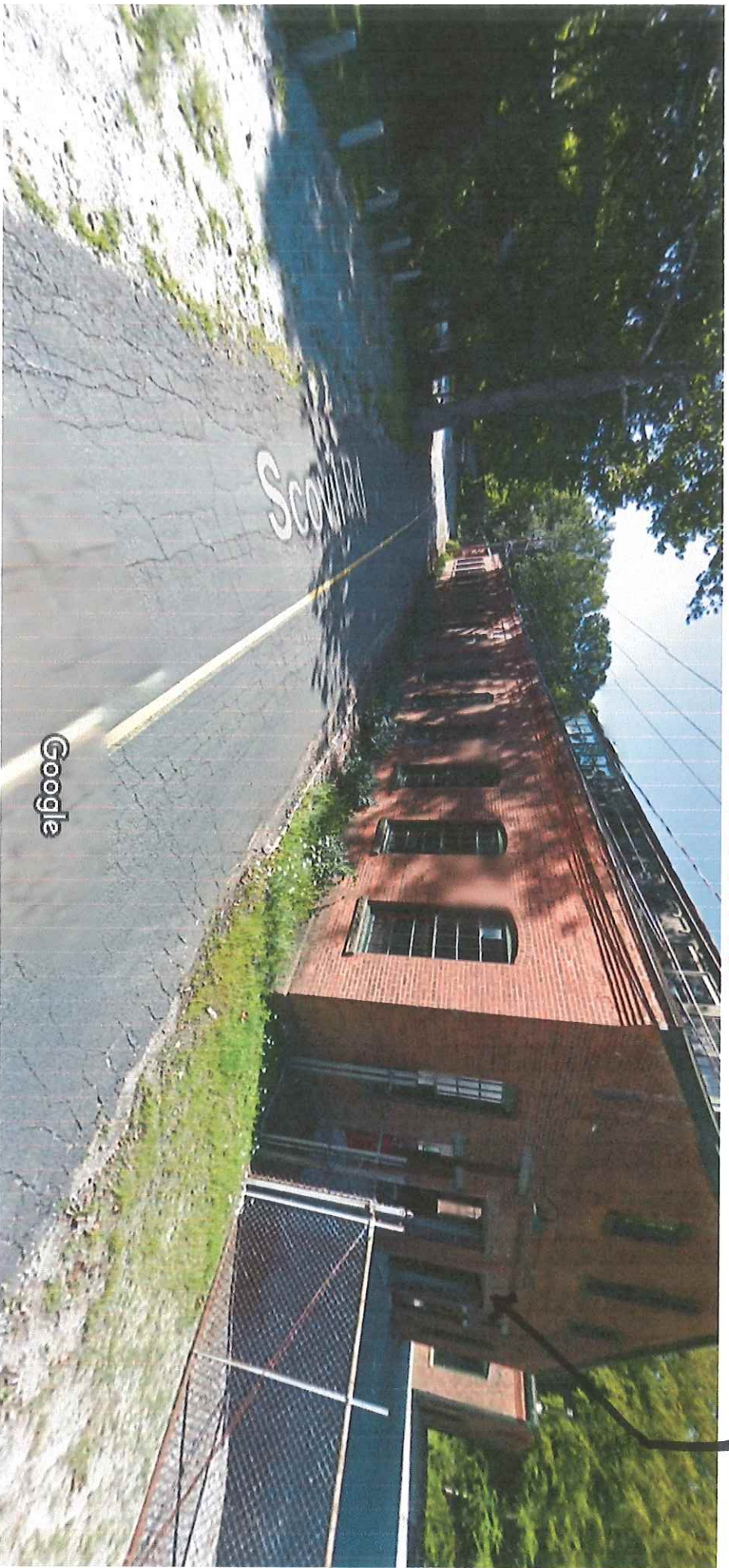


Image capture: Aug 2011 © 2020 Google

Haddam, Connecticut



Street View

