

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

PZ permit #9

PZC meeting

Oct 6, 2022

MAP 15 LOT 90 LOCATION 11 Candlewood Hill Road, Haddam, CT 06438

APPLICANT: PB Projects 8 LLC / Shannon Healy PHONE: 860-269-7272  
ADDRESS: 29 Mill Street, Unionville, CT, 06085

OWNER: State of CT c/o Town of Haddam PHONE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

ZONE: R-1 DEED REFERENCES: Volume 0066 Page 0295

Zoning regulations under which this application is being made: Section 15A Preservation of Buildings by Adaptive Historic Reuse

Completely describe the proposed activities, uses, and structures for which this application is being made:  
Shops, galleries, lifestyle business offices, full service restaurant, brewery

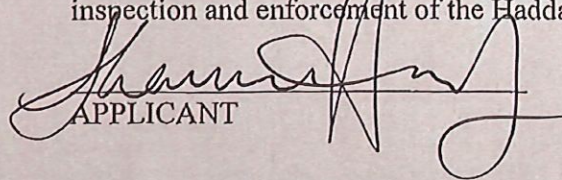
Please include the following items with your application:

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.

  
APPLICANT

08/24/22  
DATE

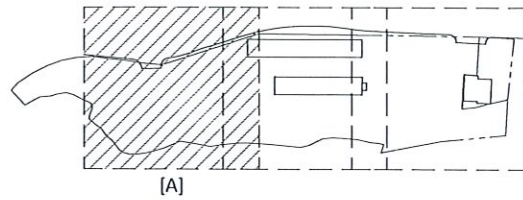
OWNER \_\_\_\_\_ DATE \_\_\_\_\_

ADMINISTRATIVE USE ONLY:

DATE RECEIVED: 9/2/22 FEE \$ 150<sup>00</sup> CHECK# 1003 CASH 1004

REV. 2/13/03

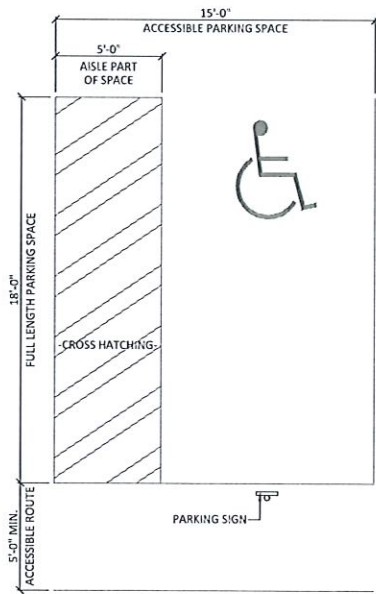
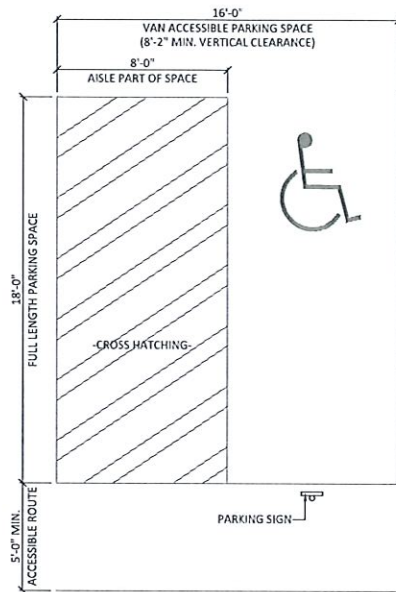




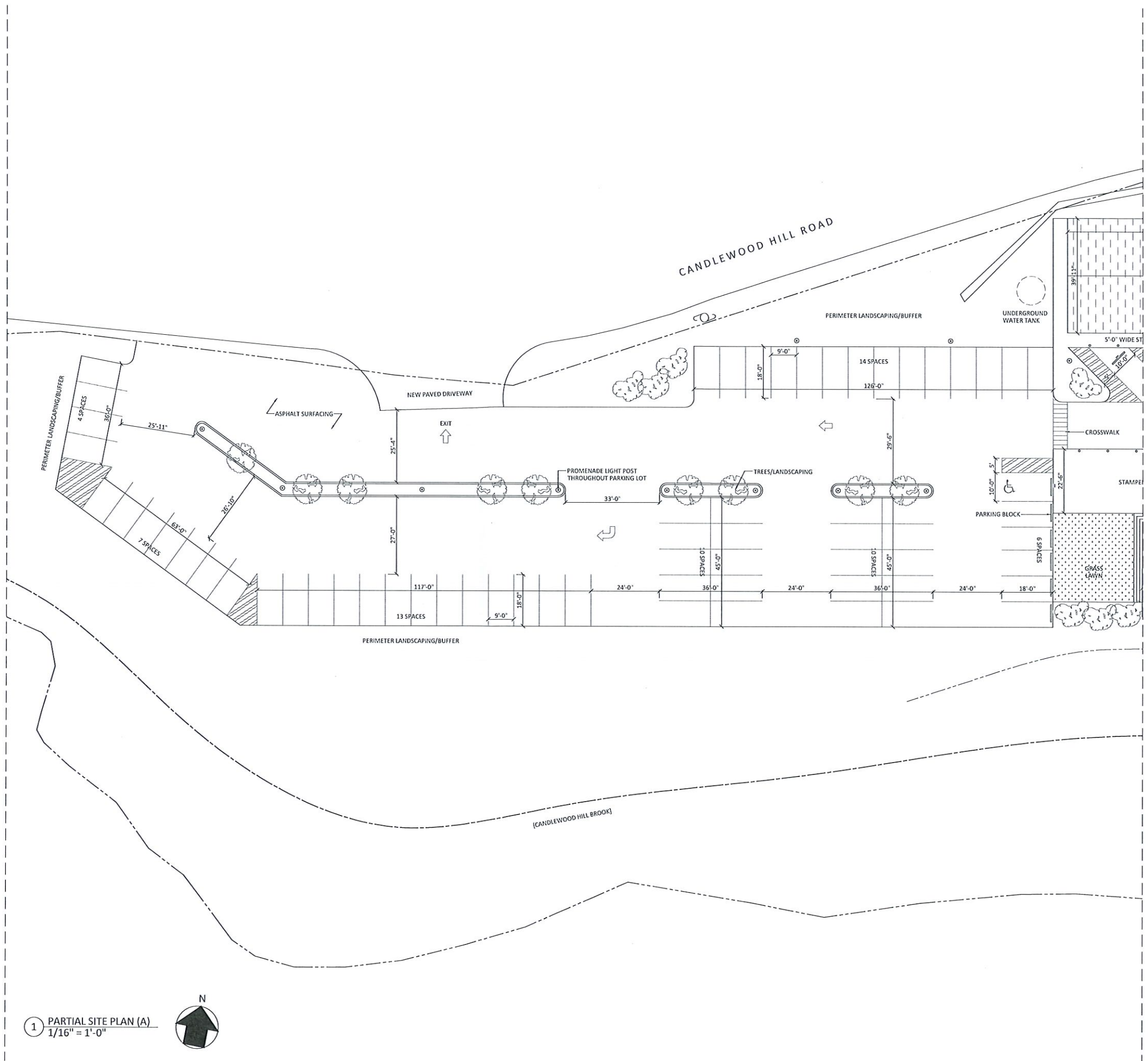
PLAN KEY

LEGEND	
	RESTAURANT / DINING
	RETAIL SPACE
	PROMENADE LIGHT; PRMN2
	BOLLARD LIGHT; VRB1
	TRAFFIC DIRECTION

TOTAL PARKING SPACES = 126  
 - 118 REGULAR SPACES  
 - 6 ACCESSIBLE SPACES  
 - 2 ACCESSIBLE VAN SPACES



2 ACCESSIBLE PARKING DETAILS  
 1/4" = 1'-0"



1 PARTIAL SITE PLAN (A)  
 1/16" = 1'-0"



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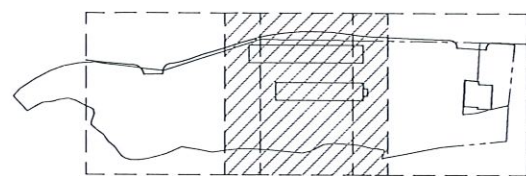
ISSUE / REVISION RECORD		
NO.	DATE	DESCRIPTION



DRAWING TITLE  
 PARTIAL SITE PLAN

DRAWING NO.	DATE	08/29/2022
A-0100	SCALE	AS NOTED
	DRAWN BY	P.Z.
	CHECKED BY	D.L.

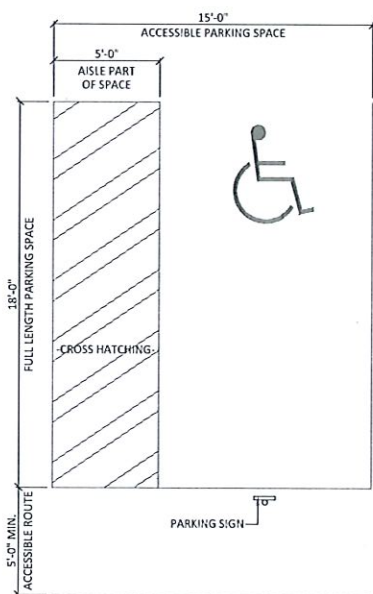
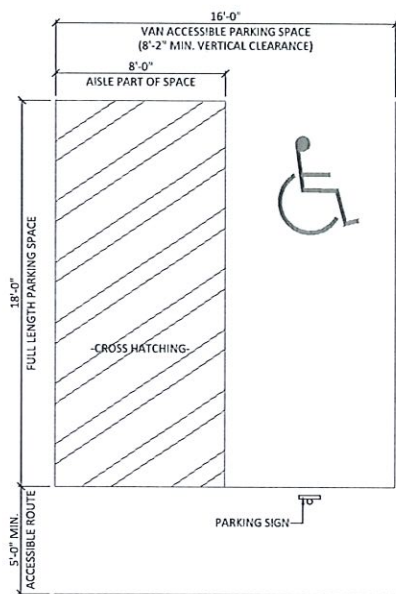
CANDLEWOOD HILL ROAD



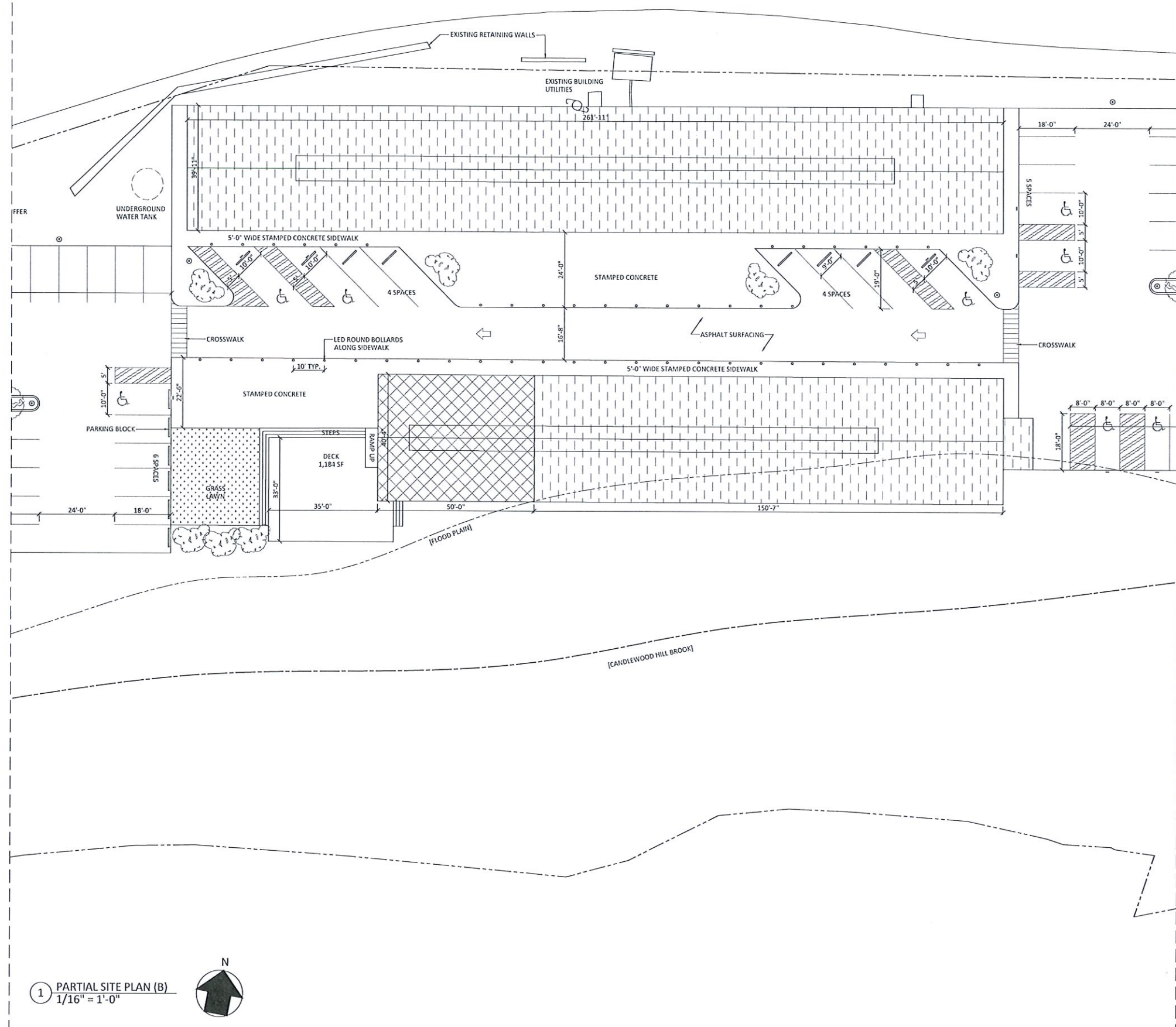
PLAN KEY

LEGEND	
	RESTAURANT / DINING
	RETAIL SPACE
	PROMYADE LIGHT; PAMN2
	BOLLARD LIGHT; VRB1
	TRAFFIC DIRECTION

TOTAL PARKING SPACES = 126  
- 118 REGULAR SPACES  
- 6 ACCESSIBLE SPACES  
- 2 ACCESSIBLE VAN SPACES



2 ACCESSIBLE PARKING DETAILS  
1/4" = 1'-0"



1 PARTIAL SITE PLAN (B)  
1/16" = 1'-0"



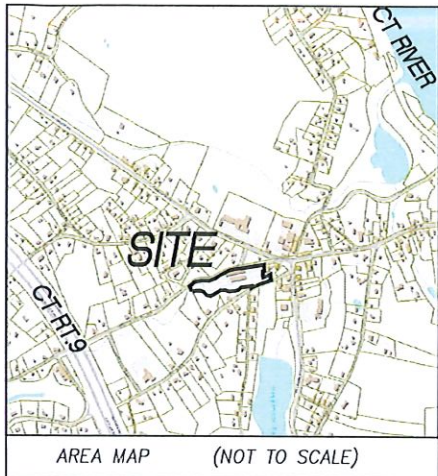
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ISSUE / REVISION RECORD		
NO.	DATE	DESCRIPTION

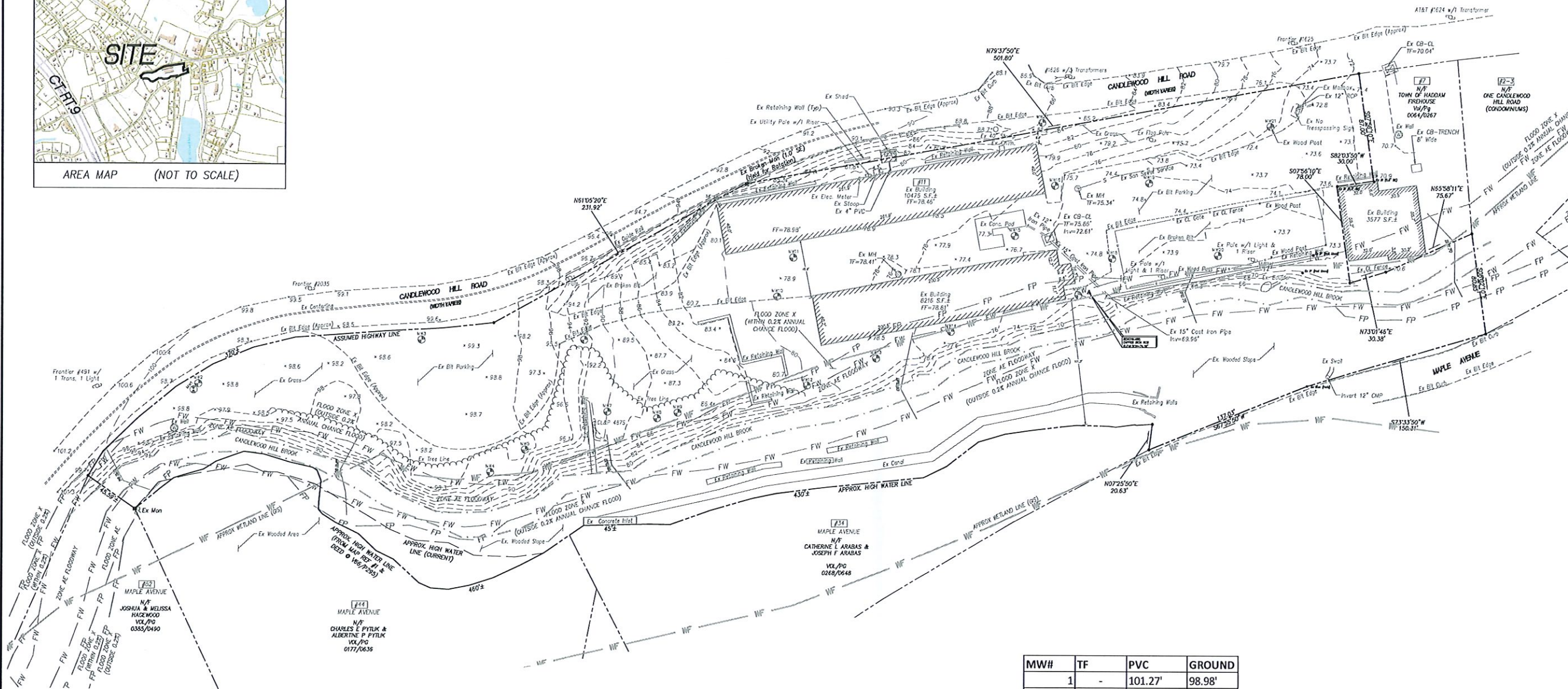


DRAWING TITLE  
**PARTIAL SITE PLAN**

DRAWING NO.	DATE	03/09/2022
A-02.00	SCALE	AS NOTED
	DRAWN BY	P.Z.
	XX OF XX	CHECKED BY DL



AREA MAP (NOT TO SCALE)



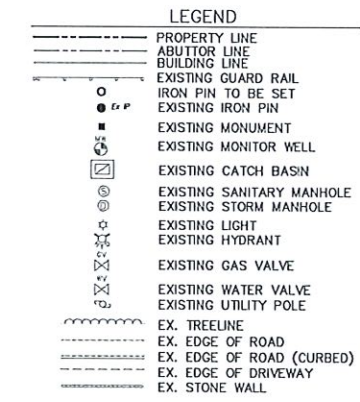
**NOTES:**

1. PARCEL OWNER: STATE OF CONNECTICUT DOT
2. AREA = 215,907 SF (4.98 AC.)
3. ADDRESS: 11 CANDLEWOOD HILL ROAD, HIGGANUM, CT
4. ZONE: 1-1
5. BEARINGS ARE REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83). ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
6. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.

**MAP REFERENCES:**

1. "TOWN OF HADDAM PLAN SHOWING LAND TO BE ACQUIRED FROM SARAH A. GARRITY BY THE STATE OF CONNECTICUT, CANDLEWOOD HILL ROAD"; SCALE: 1"=40'; APR. 1941; WILLIAM J COX, HIGHWAY COMMISSIONER-END. BORY. SURVEYS.
2. "TOWN OF HADDAM MAP SHOWING LAND TO BE RELEASED TO HADDAM VOLUNTEER FIRE CO. CANDLEWOOD HILL ROAD BY THE STATE OF CONNECTICUT"; SCALE: 1"=40'; 1-15-1954; G. ALBERT HILL, HIGHWAY COMMISSIONER.
3. "TOWN OF HADDAM MAP SHOWING LAND TO BE RELEASED TO HADDAM VOLUNTEER FIRE CO. CANDLEWOOD HILL ROAD BY THE STATE OF CONNECTICUT"; SCALE: 1"=40'; SEPT. 1966; HOWARD S. IVES HIGHWAY COMMISSIONER.
4. "PROPERTY OF NORWICH ROMAN CATHOLIC DIOCESAN CORP. SHOWING PARCELS 'A' & 'B' MAPLE AVENUE, HADDAM, CONN."; SCALE: 1"=40'; 1982.
5. "PROPERTY SURVEY OF A CONDOMINIUM: ONE CANDLEWOOD HILL ROAD"; HADDAM, CONNECTICUT OWNED BY THOMAS AND RICHARD ALLEN; SCALE: 1"=20'; 2 JUNE, 1980; KAYE B. MCNUTT.
6. "DIVISION OF LAND OF MABEL S. PORTER, MAPLE AVENUE, HADDAM, CONNECTICUT"; SCALE: 1"=40'; 11-OCT.-1990; METCALF & SANBORN CONSULTING ENGINEERS & LAND SURVEYORS.

MW#	TF	PVC	GROUND
1	-	101.27'	98.98'
2	-	100.69'	99.05'
3	99.01'	98.81'	99.03'
4	-	98.68'	97.31'
5	98.56'	Not Visible	98.32'
6	92.77'	92.40'	92.17'
7	-	92.09'	88.86'
8	88.00'	Not Visible	87.05'
9	-	89.64'	87.52'
10	78.80'	78.67'	79.09'
11	78.28'	77.79'	78.71'
12	-	81.87'	79.89'
13	78.37'	78.10'	78.51'
14	77.82'	77.48'	77.59'
15	76.71'	76.27'	76.71'
16	76.87'	76.28'	76.68'
17	73.94'	73.53'	73.34'
18	74.53'	74.28'	74.83'
19	74.39'	74.01'	74.85'
20	73.78'	73.19'	73.71'
21	75.79'	No PVC	72.38'
22	-	87.67'	86.23'



**Disclaimer:**  
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer; and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION	BY	DATE
REVISION-7		
REVISION-6		
REVISION-5		
REVISION-4		
REVISION-3		
REVISION-2		
REVISION-1		

**SURVEY NOTES:**  
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED 2018-10-26 FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS AN: IMPROVEMENT LOCATION SURVEY.

BOUNDARY DETERMINATION IS BASED UPON: A RESURVEY.

THIS SURVEY CONFORMS TO A: A-2/T-2/T-3(AERIAL) CLASS

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James N. Skronick  
CT P.E. & L.S. #11302

**kratzer, jones & associates, inc.**  
CIVIL ENGINEERS • LAND SURVEYORS  
SITE PLANNERS • BUILDING ENGINEERS  
P.O. BOX 337  
1755 WERDEN-WATERBURY RD.  
MILDALE, CT 06467-0337  
PHONE: (860) 621-3638  
FAX: (860) 621-9609  
EMAIL: INFO@KRATZERTJONES.COM

**EXISTING CONDITIONS MAP**

for  
**TIGHE & BOND**

**11 CANDLEWOOD HILL ROAD HIGGANUM, CT**

SCALE: 1" = 40'  
DATE: FEBRUARY 17, 2022  
KJA FILE NO.: 221-130  
DRAWING NO.: E-1