



Town of Haddam
Planning and Zoning Commission Agenda
Notice of Public Meeting
Old Town Hall - 30 Field Park Drive
February 15, 2024 - 7:00 pm

1. Chairman calls meeting to order
2. Pledge of Allegiance
3. Attendance/Seating of the Alternates
4. Additions/Corrections to the Agenda
5. Public Comments on items which are not the subject of a public hearing
6. Public Hearing/ Public Meeting: An application for special permit for an adaptive historic reuse at 263 Saybrook Road to convert existing office/mixed use space on lower floor for 2 additional residential units for a total of 4 residential units as well as an exterior sign not to exceed 6 sq. ft. The carriage house will remain as office space. Applicant: Preston and Ryan Roth
7. Approval/Correction of the minutes
8. New Business – Continued discussion on allowed and prohibited uses in commercial and Village District zones.
9. Chairman’s Report:
10. Scheduling of Hearings:
11. Town Planner’s Report:
12. Adjournment

Seating of Alternates
1st Gillespie - 2nd Chadwick - 3rd Maggi

These meetings are scheduled to be held on the first and third Thursday of each month
MEETINGS ARE SUBJECT TO CANCELLATION AND AGENDAS ARE SUBJECT TO CHANGE

**Please Print in the February 1 and 9th, 2024
Edition of the Haddam News.**

Planning and Zoning PUBLIC HEARING

The Planning and Zoning Commission of Haddam, Connecticut will hold a Public Hearing at the Old Town Hall 30 Field Park Dr Haddam CT on February 15, 2024 at 7:00 p.m. to act upon the following item(s):

1. An application for special permit for an adaptive historic reuse at 263 Saybrook Road to convert existing office/mixed use space on lower floor for 2 additional residential units for a total of 4 residential units as well as exterior sign not to exceed 6 sq ft. Carriage house will remain as office space.
Applicant: Preston and Ryan Roth

Proposed text is on file in the Town Clerks Office of the Town of Haddam Planning and Zoning Commission, Haddam CT

PZC-1

PrestonBRoth@gmail.com

RECEIVED
JAN - 3 2024
RECEIVED

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

Meeting 2/15/24

MAP: 15 LOT: 83 LOCATION: 263 Saybrook Rd

APPLICANT: Preston + Ryan Roth PHONE: 860-662-0735
ADDRESS: 85 Pond Meadow Rd Killingworth, CT 06419

OWNER: Preston + Ryan Roth PHONE: 860-662-0735
ADDRESS: 85 Pond Meadow Rd Killingworth, CT 06419

ZONE: R1 DEED REFERENCES: Volume 198 Page 810

Zoning regulations under which this application is being made: 15-A

Completely describe the proposed activities, uses, and structures for which this application is being made: - An adaptive historic re-use to convert the lower level into a residential unit for a total 4 residential units from 3 units/mixed use. Adding another Unit will generate income to restore the exterior. - To Add an exterior sign not to exceed 6 sqft, for a Real estate / Contracting Business

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 _____

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

1/3/24
DATE

[Signature]
OWNER

1/3/24
DATE

ADMINISTRATIVE USE ONLY:

DATE RECEIVED: 1/3/24 FEE \$ 150.00 CHECK# 300 CASH

REV. 2/13/03

Sign taken 1/3/24

HISTORIC AND/OR ARCHITECTURAL PRESERVATION SITE AND STRUCTURES BY SPECIAL PERMIT-

The site, building or structure proposed shall be included in the Haddam Survey of Historical and Architectural Resources conducted by the Greater Middletown Trust, as either inventoried or notable buildings. Other buildings and structures may apply under this section provided that it is determined by the Greater Middletown Preservation Trust, or another qualified professional selected by the Commission, that the building meets the survey criteria and that the proposed reuse is compatible with the historic character and fabric of the building.

A. Permitted use of a site and structure shall be harmonious with the physical characteristics and originally designed use of the structure: i.e. a structure designed for a residence may be used as an office.

B. A written agreement shall be filed with the Commission and on the land records stipulating that the exterior of the structure and the site will be restored and maintained in accordance with the historic time period the structure is identified.

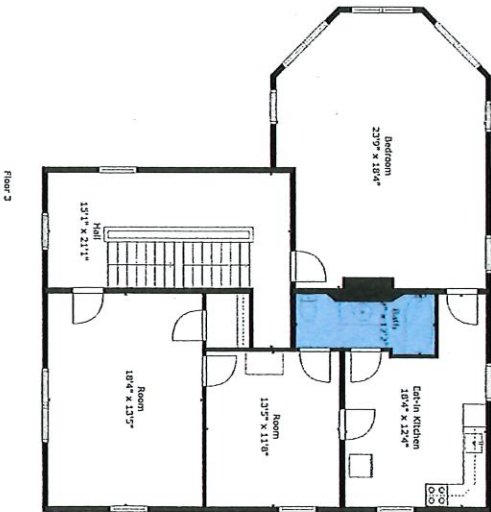
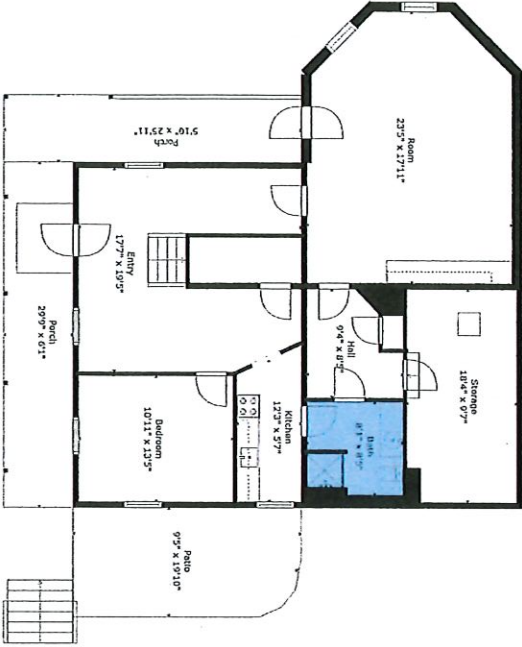
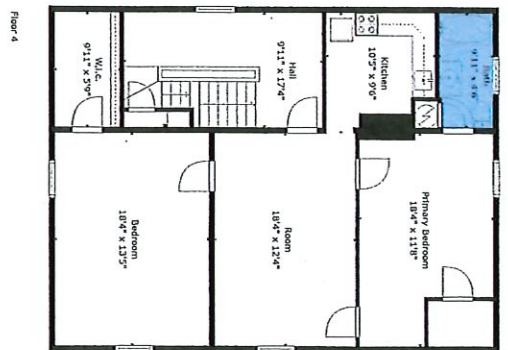
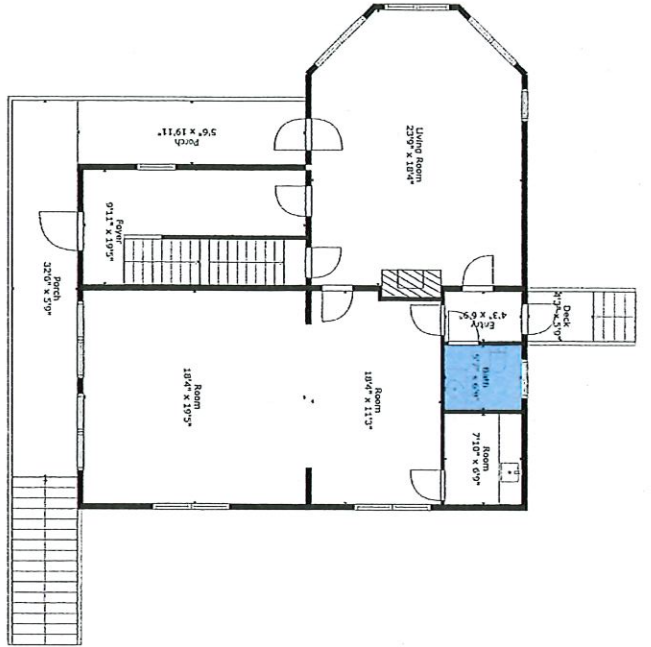
C. Off-street parking requirements for architecturally and historically significant buildings with adaptive uses may be modified when a proponent can show actual parking needs are less than required or the needed off-street parking is or could be available in the vicinity and that the economic feasibility of the project depends on the waiving of some or all of the off-street parking requirements.

D. All proposals under this category shall submit a narrative, and for major projects architectural renderings, explaining how the applicant intends to renovate and preserve the historic facade and overall historic character of the building. The Commission may reference the National Park Service – Historic Preservation Standards and Guidelines.

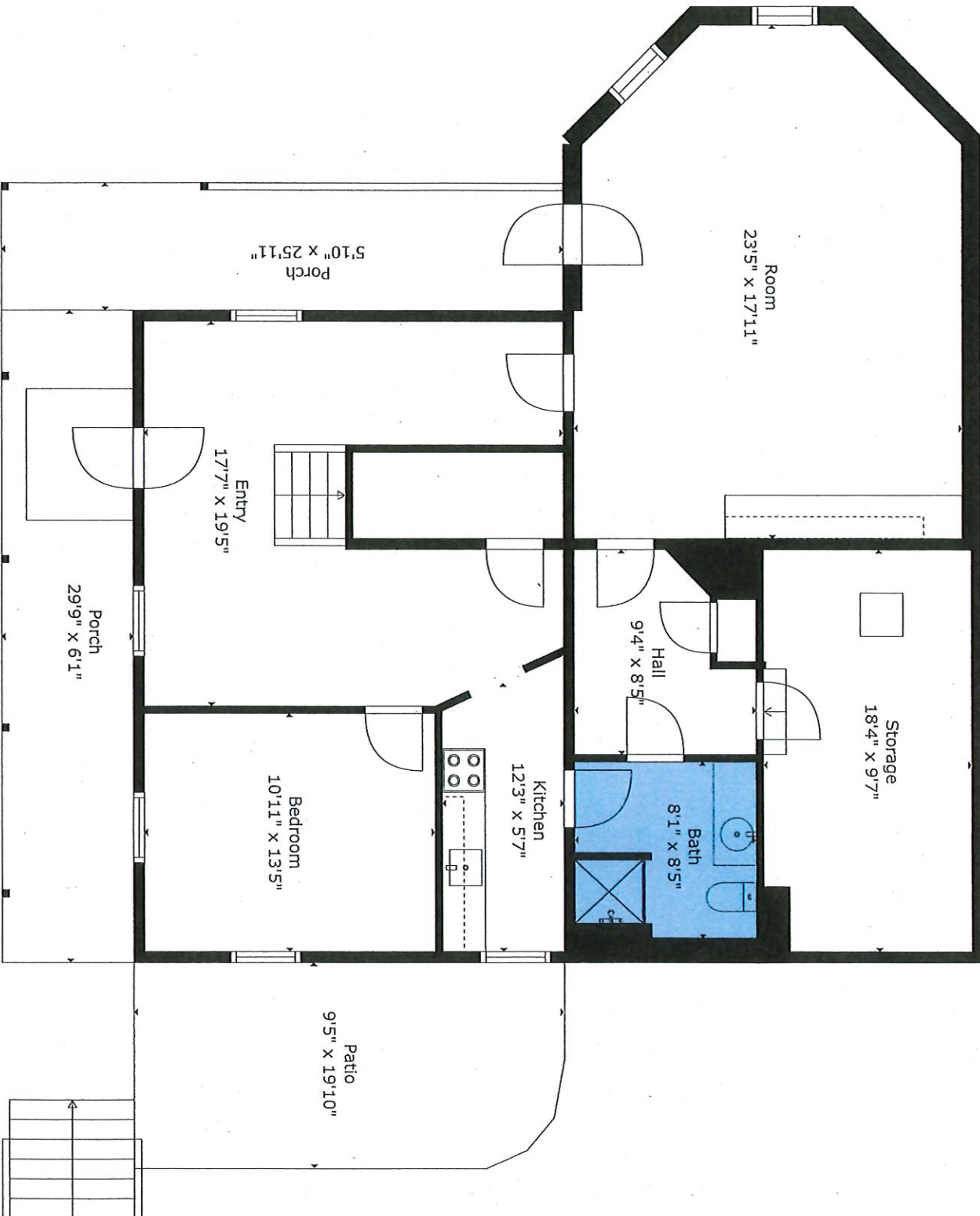
Below Ground: 1122 sq. ft, FLOOR 2: 1323 sq. ft, FLOOR 3: 1322 sq. ft, FLOOR 4: 1099 sq. ft
 EXCLUDED AREAS: PATIO: 183 sq. ft, PORCH: 626 sq. ft, STORAGE: 176 sq. ft,
 DECK: 25 sq. ft

TOTAL: 4866 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



1st



TOTAL: 4864 sq. ft

Below Ground: 1121 sq. ft, FLOOR 2: 1322 sq. ft, FLOOR 3: 1322 sq. ft, FLOOR 4: 1099 sq. ft

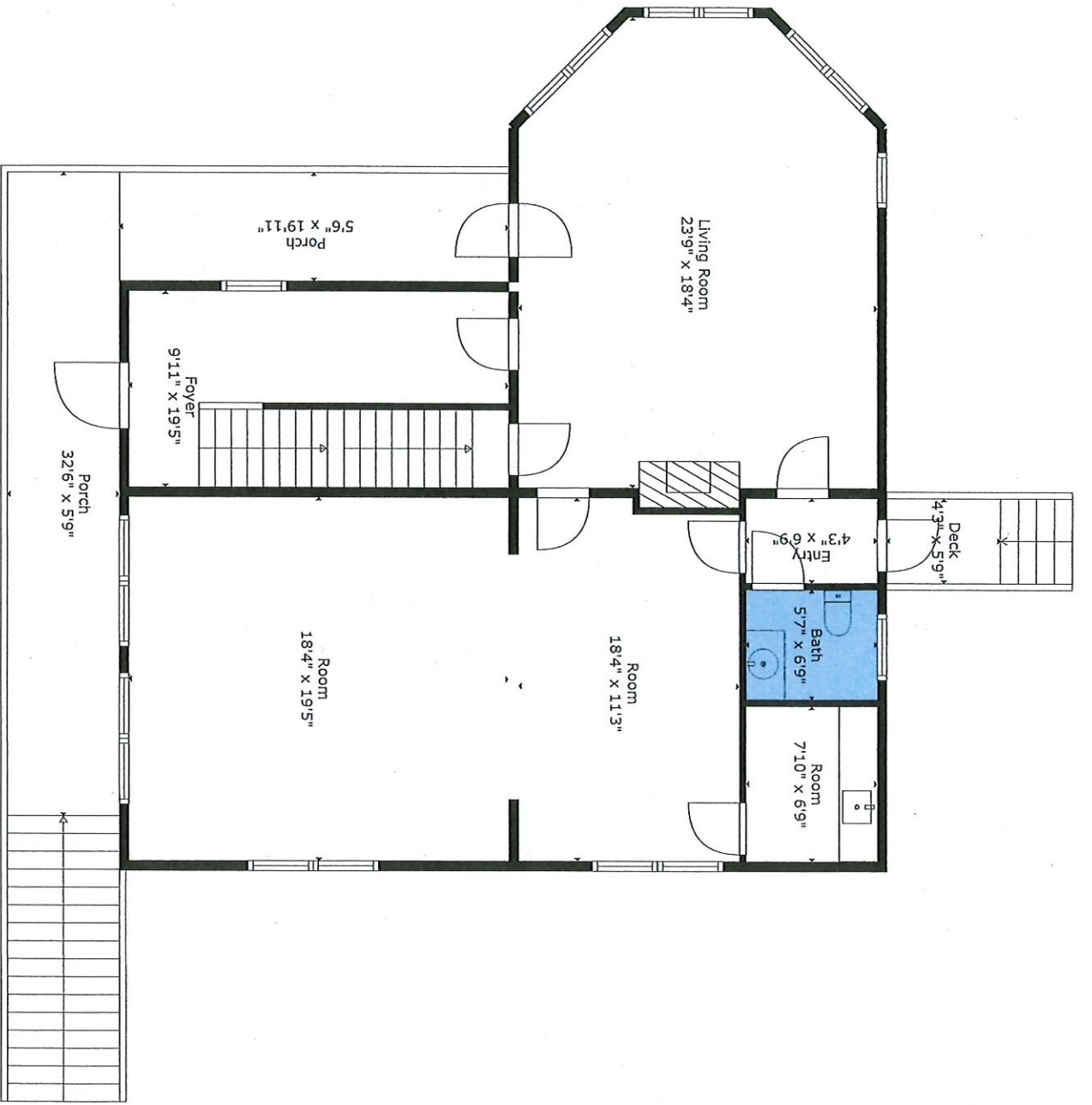
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FMP | FOREFRONT

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2nd



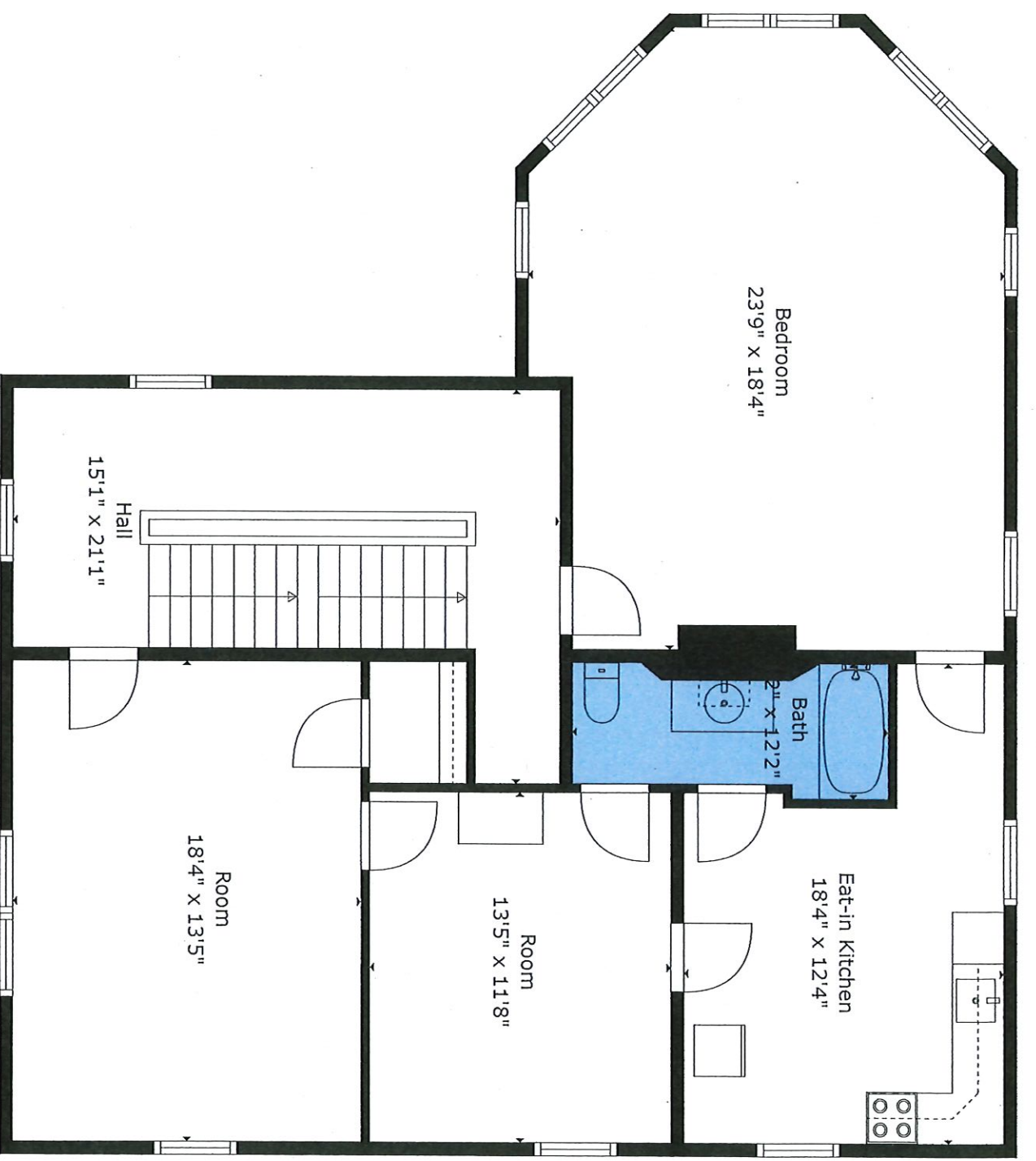
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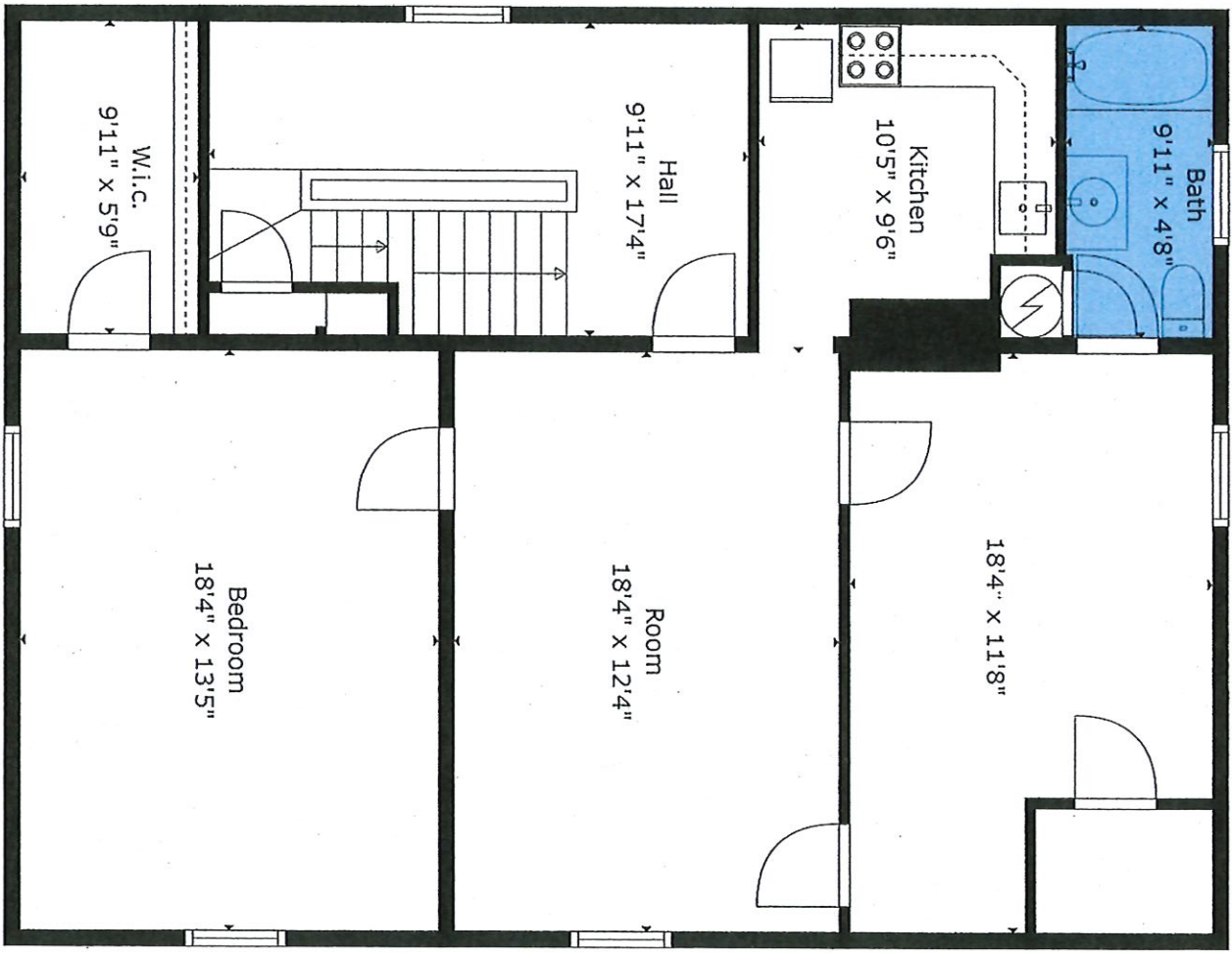
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4TH

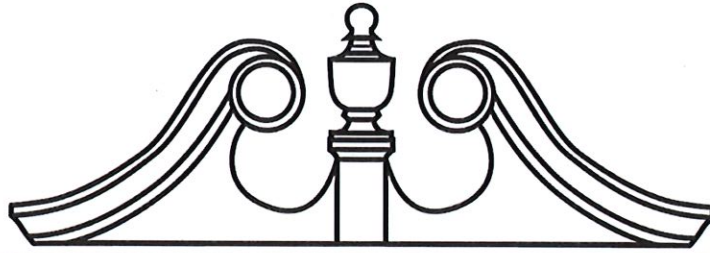


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FMP | FOREFRONT Below Ground: 1121 sq. ft, FLOOR 2: 1322 sq. ft, FLOOR 3: 1322 sq. ft, FLOOR 4: 1099 sq. ft
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263



Roth Homes

GENERAL CONTRACTING & REAL ESTATE AGENT



with

The Hometown Team

OF COLDWELL BANKER REALTY

FINDING YOUR WAY HOME