

PLANNING AND ZONING COMMISSION
TOWN OF HADDAM
30 FIELD PARK DRIVE
HADDAM, CT 06438

APPLICATION FOR SPECIAL PERMIT

MAP 49 LOT 69 LOCATION 1572 SAYBROOK RD. + 6 BROOKES COURT

APPLICANT: DBP LLC PHONE: 860-304-0995
ADDRESS: P.O. BOX 292 OLD LYME CT 06371

OWNER: SAME PHONE: _____
ADDRESS: _____

ZONE: TVD DEED REFERENCES: Volume 334 Page 286

Zoning regulations under which this application is being made: Special Permit

Completely describe the proposed activities, uses, and structures for which this application is being made: Add 3 commercial buildings to the 2 parcels. Phase 1 includes the existing building and a new building.

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 FRONT NO
If yes please explain: BUILDING SETBACK

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.

Lisa Wadge
APPLICANT

2/2/2022
DATE

Lisa Wadge
OWNER

2/2/2022
DATE

ADMINISTRATIVE USE ONLY:

DATE RECEIVED: 2/24/22 FEE \$ 100 — CHECK# _____ CASH _____
#1572 REV. 2/13/03

February 24, 2022

William Warner, Town Planner
Town Office Building
30 Field Park Drive
Haddam, Connecticut 06438

Re: DBP LLC Retail Project
1572 Saybrook Road & 6 Brookes Court
Haddam, Connecticut

Bill:

In accordance with the provisions outlined in Section 7B.9 of the Haddam Zoning Regulations, we are requesting a modification of the minimum building front setback regulation for proposed building No. 2 from 10 feet to 5 feet. This is required for the following reason:

Building No. 2 is proposed to be connected to the existing 1800's historical building and its alignment is constrained by the existing structure.

A southern shift in the alignment of Brookes Court in area the proposed building constricts the parcel width forcing the building closer to the street line.

I hope that the Commission will look favorably on our request.

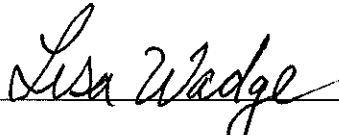

Sincerely,

Lisa Wadge, Member
DBP LLC


STATEMENT OF USE (FEBRUARY 24, 2022)

DBP LLC RETAIL PROJECT - 1572 SAYBROOK ROAD & 6 BROOKES COURT HADDAM, CT

- B. THE PROPOSED DEVELOPMENT WILL BE SERVED BY A PUBLIC WATER SYSTEM (CONNECTICUT WATER COMPANY) AND PRIVATE ON SITE SUBSURFACE SEWAGE DISPOSAL SYSTEMS. PROPOSED UTILITIES (ELECTRIC, TELEPHONE, CABLE) WILL BE UNDERGROUND SERVICES FED TO THE PROPOSED BUILDINGS VIA BROOKES COURT.
- C. PARKING LOT DESIGN IS BASED THE REQUIREMENT OUTLINED IN THE HADDAM ZONING REGULATIONS INCLUDING HANDICAPPED ACCESSIBLE CAR AND VAN SPACES AS WELL A LOADING ZONES.
- D. THE ESTIMATED TYPE OF VEHICULAR TRAFFIC IS AUTOMOBILE TRAFFIC ASSOCIATED WITH "DRY" RETAIL TYPES OF BUSINESSES. THE ESTIMATED NUMBER OF VEHICLE TRIPS ON A DAILY BASIS AS WELL AS AT PEAK HOURS IS SPECIFIED IN A SEPARATE TRAFFIC STUDY TO BE SUBMITTED WITH THE APPLICATION.
- E. EQUIPMENT UTILIZED TO COMPLY WITH REQUIRED PERFORMANCE STANDARDS WILL BE TYPICAL OF THAT UTILIZED ON AREA COMMERCIAL DEVELOPMENTS.
- F. THERE ARE NO TOXIC OR HAZARDOUS MATERIALS AS IDENTIFIED IN THE U.S. ENVIRONMENTAL PROTECTION AGENCY LIST OF PRIORITY POLLUTANTS, SECTION 3001 OF THE RESOURCE CONSERVATION AND RECOVERY ACT (40 CFR PART 261), OR THE STATE OF CONNECTICUT HAZARDOUS WASTE REGULATIONS TO BE USED, STORED OR PROCESSED IN CONNECTION WITH THE PROPOSED USES OR OCCUPANCIES.



LISA WADGE, MEMBER DBP LLC



DATE

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
Updike, Kelly & Spellacy, P.C.
203 Main Street/300 Plaza Middlesex
Middletown, CT 06457
Attention: Richard D. Carella, Esq.

DRAINAGE EASEMENT

KNOW YE, that **DBP, LLC**, a Connecticut limited liability company with an address at 385 Main Street, Niantic, Connecticut 06333 (the "Grantor"), for One Dollar (\$1.00) and other good and valuable consideration received to its full satisfaction from the **TOWN OF HADDAM** (the "Grantee") does hereby give, grant, bargain, sell and confirm unto the Grantee a drainage easement, hereinafter described, under, over and across portions of land of the Grantor located at 1564/1572 Saybrook Road (Route 154), Haddam, Connecticut shown as "30' Drainage Easement in Favor of Town of Haddam" over Lots 2, 3 and 4, and a detention basin on Lot 4, depicted on that certain survey entitled "Site Development Plan, Grading Plan, Erosion and Sediment Control Plan & Stormwater Runoff Control Plan, DBP, LLC 1554 & 1572 CT Route 154, Haddam, Connecticut, Date: 2-14-13, Drawn By J.A.N., Checked By R.D.N., Scale: 1" = 40', Rev. 3-15-13, 3-22-13, 4-10-13, 5-6-13, Sheet 3 of 8", which survey is recorded on the Haddam Land Records. The Grantor further grants unto the said Town of Haddam, its successors and assigns, a full and perpetual right privilege and easement to enter upon the said premises by its officers, employees, servants and agents, for the purpose of accessing upon over, under and across said easement area, together with the further right, privilege and easement to flow water through the drainage facilities as shown within the easement area on said map.

Reserving unto the Grantor the right to use the land contained within the easement area for any purpose which does not interfere with the easement granted herein.

The Grantor further covenants with Grantee that is lawfully seized and possessed of the property described above and has a good and lawful right to convey it, or any part thereof, and that Grantor shall be responsible for the construction, building, maintenance, cleaning, repairing, reconstruction and inspection at all times of the detention basin and drainage facilities contained within the easement area.

This Agreement shall be binding upon the successors and assigns of the parties hereto and shall run with the land.

IN WITNESS WHEREOF, DBP, LLC has hereunto set its hand and seal this 2nd day of ~~November, 2016.~~ 2017 ^{LW}
~~November~~ February

Signed, Sealed and Delivered
In the Presence Of:

DBP, LLC

Maureen A. Tary

By: Lisa Wadge
Lisa Wadge
Its Member, Duly Authorized

Deborah Murphy

STATE OF CONNECTICUT)
) ss:
COUNTY OF MIDDLESEX)

On this 2nd day of February, 2017 ^{LW} day of ~~November, 2016,~~ before me, the undersigned officer, personally appeared Lisa Wadge, duly authorized Member of DBP, LLC and executed the foregoing instrument for the purposes therein contained and acknowledged said execution to be her free act and deed and the free act and deed of said company.

IN WITNESS WHEREOF I hereunto set my hand.

EW Glidden
Commissioner of the Superior Court
Notary Public
My Commission Expires:

ACCEPTED BY THE TOWN OF HADDAM
THIS _____ DAY OF NOVEMBER, 2016

ELIZABETH W. GLIDDEN
NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 31, 2020

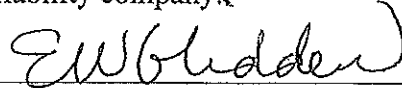
LIZZ MILARDO
FIRST SELECTMAN
DULY AUTHORIZED

STATE OF CONNECTICUT:

: ss:

COUNTY OF MIDDLESEX :

On this the 2nd day of ~~November, 2016~~ ^{February 2017} before me, the undersigned officer, personally appeared LISA WADGE as a Member of DBP, LLC, who acknowledged that she, as such member, duly authorized, signed the foregoing instrument as her free act and deed and the free act and deed of the limited liability company.



Commissioner of the Superior Court
Notary Public
My Commission Expires:

ELIZABETH W. GLIDDEN
NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 31, 2020

ACCEPTED BY THE TOWN OF HADDAM
THIS _____ DAY OF NOVEMBER, 2016

LIZZ MILARDO
FIRST SELECTMAN
DULY AUTHORIZED

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
Updike, Kelly & Spellacy, P.C.
203 Main Street/300 Plaza Middlesex
Middletown, CT 06457
Attention: Richard D. Carella, Esq.

WATER STORAGE TANK EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **DBP, LLC** a Connecticut limited liability company with an address at 385 Main Street, Niantic, Connecticut 06333 (hereinafter "Grantor"), owner of a certain parcel of land located at and known as 1564/1572 Saybrook Road (Route 154) in the Town of Haddam, County of Middlesex, and State of Connecticut shown on a map entitled "Site Development Plan, Grading Plan, Erosion and Sediment Control Plan & Stormwater Runoff Control Plan, DBP, LLC 1554 & 1572 CT Route 154, Haddam, Connecticut, Date: 2-14-13, Drawn By J.A.N., Checked By R.D.N., Scale: 1" = 40', Rev. 3-15-13, 3-22-13, 4-10-13, 5-6-13, Sheet 3 of 8", which map is recorded with the Haddam Town Clerk, for ONE DOLLAR (\$1.00) and other good and valuable consideration received to its full satisfaction from the **TOWN OF HADDAM**, a Connecticut municipality, with an address at 30 Field Park Drive, Haddam, CT 06438 (hereinafter "Grantee"), does hereby give, grant, bargain, sell and convey unto the Grantee, its heirs, successors and assigns forever, a full and perpetual water storage tank easement for the purposes described below (hereinafter "Easement") upon, over, under, and across a portion of Lot 2 shown and designated as the "Fire Tank Easement in favor of the Town of Haddam" (hereinafter "Easement Area") on said map, including the right to install, construct, reconstruct, maintain, inspect, repair, modify, replace, protect and operate a water storage tank, pipes, drains, and other water tank structures and improvements ("Easement Structures") as Grantee may from time to time require in, through, on, over and under the Easement Area, and the right to utilize such Easement Structures installed therein for the intended purposes thereof; along with the right and privilege of the Grantee, its successors and assigns, and its and their officials, employees, servants, contractors and agents to enter upon the Easement Area in the exercise of the rights, privileges and authorities granted herein.

Said Easement herein described includes the right to enter in and upon and to pass and reposs over said Easement Area, to excavate, to operate equipment, to remove any structures, to cut and remove trees, bushes and other vegetation, to install a fence or other security improvements and perform other work necessary related to such rights.

Such Easement herein described also includes the right to permit overflow and drain the water storage tank to the extent permitted by and subject to the requirements of the Town of Haddam and other local and state agencies as may be required.

Grantor agrees, for itself and its successors and assigns, that neither Grantor, nor any servant, agent, tenant, employee or contractor of Grantor, its successors or assigns, shall place or

erect any permanent or temporary building or structure or other item, plant any tree or shrub in the Easement Area, or take any other action, which will materially interfere with Grantee's use of the Easement Area.. Grantor further agrees that any and all Easement Structures installed in the Easement Area by the Grantee shall be and remain the sole and exclusive personal property of the Grantee and that Grantor, its successors and assigns, shall not have any right of access or use of the same without the prior written consent of the Grantee. Grantor further agrees, for itself and its successors and assigns, that it shall not perform or cause to be performed any work by them or their officers, agents, employees, or servants, on or in the Easement Area.

The Grantee, by its acceptance of this Easement, agrees for itself, its successors and assigns, to maintain any Easement Structures installed by it in the Easement Area, at Grantee's expense.

This agreement shall not be construed to include any incidental or appurtenant rights that are not explicitly granted herein.

The foregoing Easement shall burden Lot 2 as shown on said map, and the Easement Area and shall run with the land forever and shall be binding in perpetuity upon the parties, their heirs, successors and assigns.

TO HAVE AND TO HOLD the above-granted rights, privilèges and authority unto the Grantee, its heirs, successors and assigns forever, to its and their own proper use and behoof.

[Remainder of page intentionally left blank; signature page follows]

[Signature page to Easement]

IN WITNESS WHEREOF, the Grantor has executed this Easement this 2nd day of February 2017 ^{LW}
~~November, 2016.~~

Signed, Sealed and Delivered
In the presence of:

DBP, LLC

Maurice A. Tary

By: Lisa Wadge
Lisa Wadge
Its: Member, Duly Authorized

Quinn H. Murphy

STATE OF CONNECTICUT)
) ss.
COUNTY OF MIDDLESEX)

Personally appeared Lisa Wadge, Member of DBP, LLC., this 2nd day of February
2017 ~~2016~~, signer and sealer of the foregoing Easement and acknowledged the same to be her free act
and deed as such Member, and the free act and deed of DBP, LLC, before me.

Elizabeth W. Glidden

Commissioner of the Superior Court
Notary Public
My Commission Expires: _____

ACCEPTED BY THE TOWN OF HADDAM
THIS _____ DAY OF NOVEMBER, 2016

ELIZABETH W. GLIDDEN
NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 31, 2020

LIZZ MILARDO
FIRST SELECTMAN
DULY AUTHORIZED

STATEMENT OF USE (FEBRUARY 24, 2022)
DBP LLC RETAIL PROJECT - 1572 SAYBROOK ROAD & 6 BROOKES COURT HADDAM, CT

- A. THE PROPOSED 2 PHASE PROJECT CONSISTS OF THE COMMERCIAL RETAIL DEVELOPMENT OF LOTS 2 AND 3 IN THE DBP LLC (BROOKES COURT) SUBDIVISION. THE BROOKES COURT SUBDIVISION WAS APPROVED IN 2013 AS A FIVE (5) LOT COMMERCIAL SUBDIVISION ON A 535 FOOT LONG CUL DE SAC ROAD (BROOKES COURT) ON PROPERTY LOCATED AT 1564/1572 SAYBROOK ROAD IN THE TYLerville SECTION OF HADDAM. THE TOTAL AREA OF THE PROPOSED DEVELOPMENT OF THE TWO LOTS IS 2.19 ACRES AND IS LOCATED ON THE EAST SIDE OF SAYBROOK ROAD (CT. RT. 154) APPROXIMATELY 1,000 FEET NORTH OF BRIDGE ROAD (CT RT 82). THERE ARE NO WETLANDS OR WATERCOURSES LOCATED ON THE PARCEL. EACH LOT WILL BE SERVED BY A PUBLIC WATER SYSTEM (CONNECTICUT WATER COMPANY) AND ON SITE SUBSURFACE SEWAGE DISPOSAL SYSTEM. THE PROPOSED DEVELOPMENT ALSO CALLS FOR A LOT LINE REVISION BETWEEN THE TWO LOTS. LOT 2 WOULD BE REDUCED IN SIZE BY 0.325 ACRES FROM 1.131 ACRES TO 0.806 ACRES. LOT 3 WOULD BE INCREASED IN SIZE BY 0.325 ACRES FROM 1.058 ACRES TO 1.383 ACRES. THE PROJECT WILL BE CONSTRUCTED IN TWO PHASES:

PHASE 1

THE MAJORITY OF PHASE 1 CONSTRUCTION WILL OCCUR ON LOT 2. THE EXISTING 3266 S.F. BUILDING (BUILDING NO. 1) WILL BE RETAINED AND A NEW 6714 S.F. BUILDING (BUILDING NO.2) WILL BE CONSTRUCTED TO ITS EAST. TWO PARKING LOTS WILL SERVICE THE BUILDINGS AND WILL BE CONSTRUCTED.

PHASE 1 WILL INCLUDE ACCESS TO THE LOTS VIA (2) CURB CUTS OFF OF BROOKES COURT AND (1) CURB CUT OFF OF SAYBROOK ROAD. CARS EXITING THE SAYBROOK ROAD DRIVEWAY WILL BE ONE WAY RESTRICTED TO RIGHT TURN ONLY IN ORDER TO MINIMIZE DISTURBANCE TO SAYBROOK ROAD TRAFFIC FLOWS.

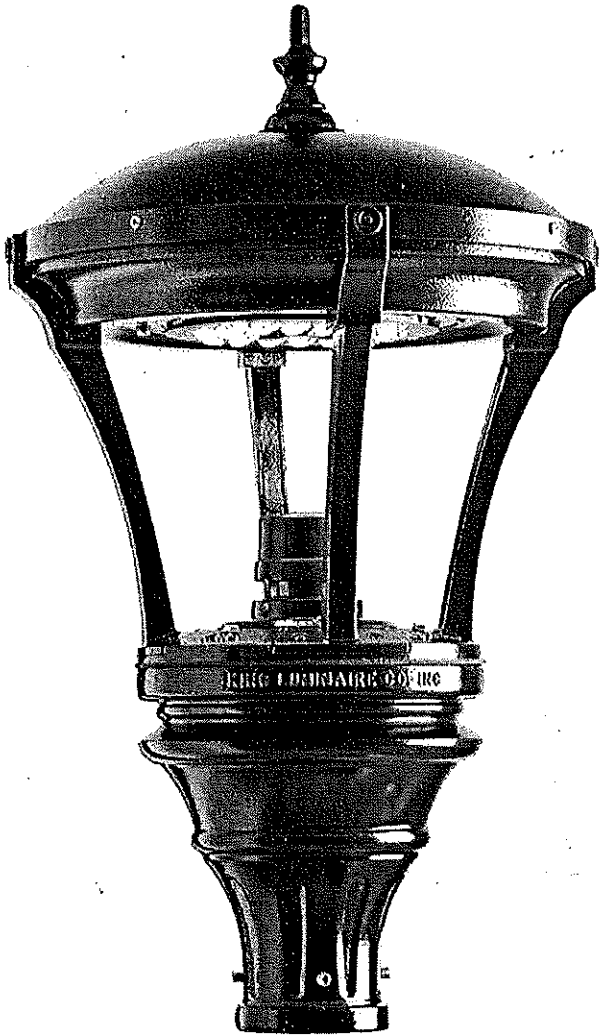
PHASE 2

THIS FUTURE PHASE WILL CONSIST OF THE CONSTRUCTION OF TWO ADDITIONAL COMMERCIAL/RETAIL BUILDINGS RANGING IN SIZE FROM 6000 TO 9000 S.F. AND WILL BE ACCESSED BY CURB CUTS CREATED AS PART OF THE PHASE 1 CONSTRUCTION.

PROPOSED BUILDING OCCUPANCY FOR PHASES 1 AND 2 WILL BE COMMERCIAL/RETAIL BUSINESSES ("DRY RETAIL") YET TO BE DETERMINED. "DRY RETAIL" BUSINESS ARE CONSIDERED LOW WATER USE BUSINESSES THAT GENERATE SEWAGE IN THE 0.1 GALLONS/SQUARE FOOT OF BUILDING RANGE.

THE INCREASE IN STORM WATER RUNOFF RESULTING FROM THE PROPOSED DEVELOPMENT OF THIS PROJECT LOT 2 (1572 SAYBROOK ROAD) AND LOT 3 (6 BROOKES COURT) WILL BE INCORPORATED INTO THE STORM WATER MANAGEMENT DESIGN IMPROVEMENTS PROPOSED AS PART OF THE DEVELOPMENT OF LOT 4 (4 BROOKES COURT) INCLUDING MODIFICATIONS TO THE EXISTING DETENTION BASIN LOCATED ON LOT 4.

NO STORM WATER MANAGEMENT IMPROVEMENTS (OTHER THAN ACCOMMODATING THE WATER QUALITY VOLUME FROM PROPOSED BUILDING ROOFS ON LOTS 2 AND 3) ARE INCLUDED HEREIN.



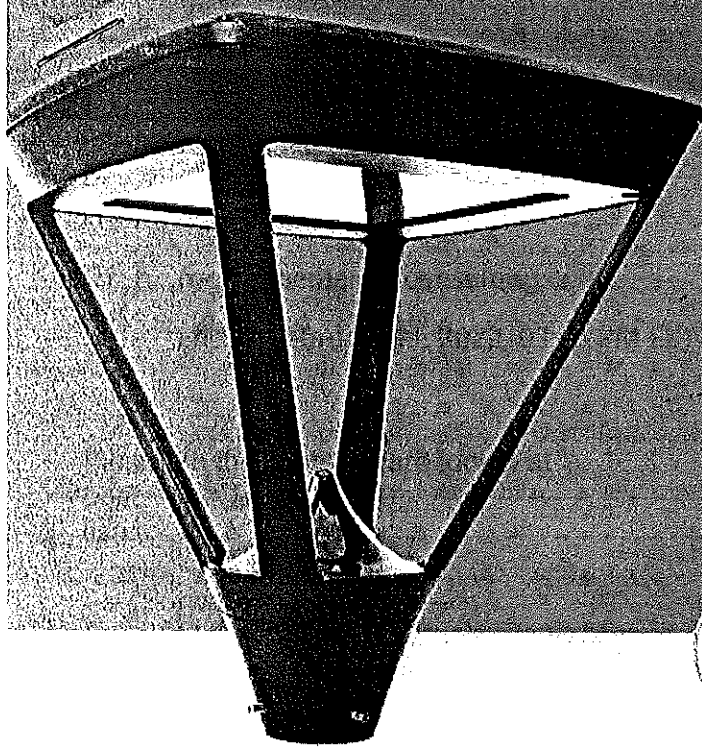
K595

K595 Aristocrat

A versatile luminaire suitable for contemporary or traditional settings. Engineered without a lens for low maintenance and features our high performance P4 LED engine achieving zero uplight. A perfect solution for city streets, parks, schools and commercial areas.

Features:

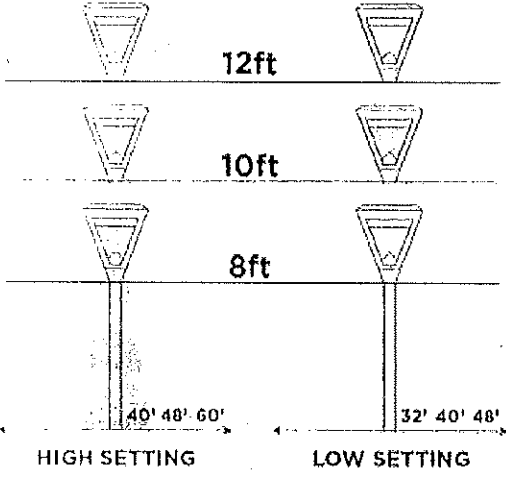
- › P4 advanced LED optical system offering exceptional light quality, long usable life and energy efficiency
- › Choice of clear glass sag, clear glass shallow or no lens
- › Decorative design options including capitals, finials, decorative arms and poles available
- › Versatile design without lenses to achieve zero uplight and low maintenance benefits
- › Compatibility with controls, antennas and other Smart City technology
- › Dark Sky Friendly options available which may be IDA Dark Sky Approved
- › KingCoat™ finishing offering superior outdoor exposure qualities and outstanding corrosion and barrier protection



CENTENNIAL COMMERCIAL GRADE SOLAR POST LIGHT

WARM WHITE (2700K) OR BRIGHT WHITE (6000K)

- 
900
LUMENS
- 
48-96
HOURS DURATION
- 
12.8V
12AH
- 
18W
SOLAR PANEL
- 5**
YEAR LIMITED WARRANTY



- Commercial Grade - Maintenance-free solar light
- Smart Switch - Automatic Dusk to Dawn operation
- 2700K (Warm White) or 6000K (Bright White) option available
- High/Low switch controls brightness and duration
- Corrosion resistant powder-coated cast aluminum
- Powered by efficient 18W Mono-crystalline solar panel
- 64 SMD LEDs
- (2) Rechargeable Li-ion batteries:
 - LIFEPO4-12.8V/6AH

The Centennial solar light duration will last 96 hours in the LOW setting and 48 hours in the HIGH setting once all batteries have been fully charged







* Pole Not Included

Part #	Dimensions (in)	UPC	LED color
100012	18.5L x 18.5W x 20H	859641007240	Bright White (6000K)
100012-5		859641007288	Warm White (2700K)
Pkg. Qty	Pkg. Size (in)	Pkg. Wgt (lbs)	
1	19L x 19W x 21.65H	30	

Patent #7172307

GAMA SONIC® SOLAR LIGHTING

GAMA SONIC USA, INC
 PHONE 1-800 835 4113 info@gamasonic.com
 FAX 1-800 835 4173 www.gamasonic.com

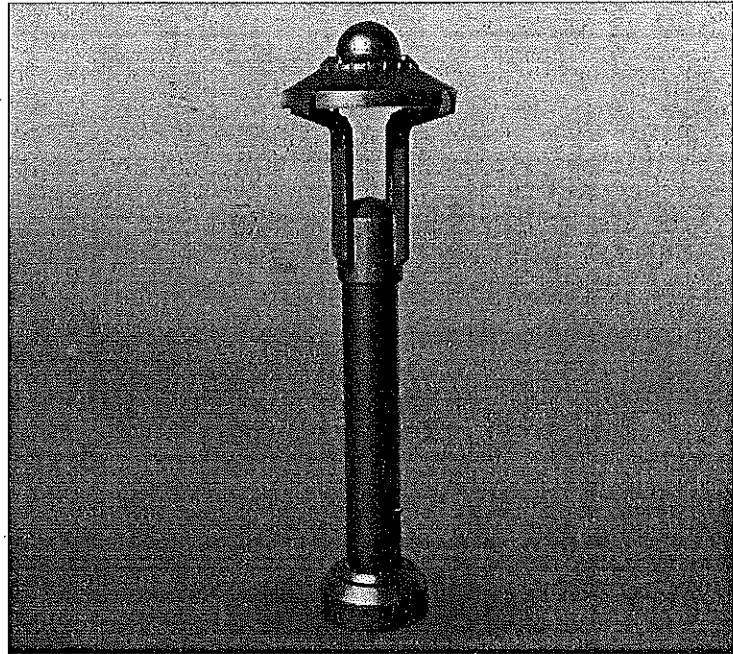


The California Bollard is a combination of security, style and Vandal resistance that blends into any pathway environment.

The California Bollard is constructed of heavy duty cast aluminum top, bars, and fitter. Extruded Aluminum Shaft available in 36", 42", 60", and 96" heights. Base cover is heavy duty cast aluminum.

With 16 LED offering, the California Bollard is able to range from 10 to 56 watts at a beautiful Type 2, 3, 4 and 5 light distribution. Kelvin temperature offering of (warm) 3000, (neutral) 4000 and (cool) 5000 is available.

It is finished with 3-5 mils of rich-textured powder coat and stainless steel hardware. Conforms to the strictest Made in America standards—designed, tooled, fabricated and assembled in the USA.



MICRO OPTIC SYSTEM

Our new cell-enclosed, micro optic silicone modules produce high clarity and outstanding performance.

LED WATTAGE CHART

	16L
175 milliamps	10w
350 milliamps	18w
530 milliamps	28w
700 milliamps	36w
1050 milliamps	56w

Project Name

Type:

Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
California Bollard 36" (CAB-36)	Type 2 (T2)	16 (16L)	175 (175)	3000K (30K)	120-277 (UNV)	Anchor Base (AB)	Bronze (BRZ) White (WHT) Silver (SVR) Black (BLK) Graphite (GPH) Grey (GRY) Custom (CS)	Marine Grade Finish (MGF) GFI Kit (GFI) <i>*GFI installed 12" from base</i>
California Bollard 42" (CAB-42)	Type 3 (T3)		350 (35)	4000K (40K)				
California Bollard 60" (CAB-60)	Type 4 (T4)		530 (53)	5000K (50K)				
California Bollard 96" (CAB-96)	Type 5 (T5)		700 (7) 1050 (1)					

GAMA SONIC®

SOLAR LIGHTING

Solar Flood Light

Instruction Manual

Models: GS-203, GS-203-WW



Introduction

Thank you for your purchase! GAMA SONIC® solar charged accent lighting eliminates the problems associated with most solar lighting available today. GAMA SONIC® solar charged lights are brighter and last all night with a typical solar charge. Unique design, superior light output and numerous installation options confirm the outstanding value of our product.

GAMA SONIC® has been recognized as a worldwide leader in the lighting industry for over 20 years. The company also offers unique multi-purpose rechargeable products that range from party lights to emergency lighting products.