

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

MAP 12 LOT 13 LOCATION 133 INJUN HOLLOW ROAD HADDAM NECK

APPLICANT: CARL ERLACHER PHONE: 860.682.3670
ADDRESS: 97 PHEASANT DRIVE MIDDLETOWN, CT 06457

KRISTIE A. AND
OWNER: CARL ERLACHER, JR. PHONE: 860.682.3670
ADDRESS: 97 PHEASANT DRIVE MIDDLETOWN, CT. 06457

ZONE: R-2 DEED REFERENCES: Volume 403 Page 1006

Zoning regulations under which this application is being made: 4.1 B.1

Completely describe the proposed activities, uses, and structures for which this application is being made: CREATION OF A 5 ACRE INTERIOR LOT FOR A PROPOSED SINGLE FAMILY RESIDENCE

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.

Carl Erlacher Kristie Erlacher 03/02/21
APPLICANT DATE

Carl Erlacher Kristie Erlacher 03/02/21
OWNER DATE

ADMINISTRATIVE USE ONLY:

DATE RECEIVED: _____ FEE \$ 150⁰⁰ CHECK# 0716 CASH _____

PZC # 8 4.22.21



Connecticut River Area Health District

Old Saybrook Clinton Deep River Haddam Chester

SUBDIVISION PLAN REVIEW MEMO

TO: KRISTIE AND CARL ERLACHER JR., OWNERS

FROM: RYAN T. GRENON, MPA, RS, REGISTERED SANITARIAN

DATE: MARCH 18, 2021

SUBJECT: LOT DIVISION PLAN (INTERIOR LOT), 133 INJUN HOLLOW ROAD (MAP 12, LOT 13), HADDAM (PLAN DATE 3/16/21, NO REVISIONS), BY NEMERGUT CONSULTING, LLC, 235 ROUTE 80, PO BOX 666 KILLINGWORTH CT)

The above referenced lot-division plan has been reviewed for compliance with the State of Connecticut Public Health Code (PHC) and Technical Standards. It has been determined that the lots contain suitable areas for code-compliant on-site subsurface sewage disposal systems. The Connecticut River Area Health District *approves* the lot-division into two parcels (Parcel A, with an existing home at 2.0 acres, and Parcel B, with a new home containing four bedrooms, at 5.0 acres. The new lot will be supplied by a water well and Minimum Leaching System Spread (MLSS) is applicable. If you have any questions, please call the Health District office at 860-661-3300.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan T. Grenon".

Ryan T. Grenon, MPA, RS,

Phone: (860) 661-3300 ● Fax: (860) 661-3333 ● www.crahd.net

455 Boston Post Road, Suite #7
Old Saybrook, CT 06475



Connecticut River Area Health District

455 Boston Post Road, Suite 7
Old Saybrook, CT 06475

Telephone (860) 661-3300 · FAX (860) 661-3333

Fee: \$100.00
Payable to: CRAHD

B-100a: Application

Note: A diagram of the proposed addition or accessory structure in relation to existing structures, property lines, septic system and water source must be shown on attached detailed plot plan. Proposed building plans must also be submitted with this application. Submit any/all septic system information and soil testing available for the subject property.

Circle Town: Old Saybrook Clinton Deep River Haddam

Date: 3.16.21 Property Address: 133 INJUN HOLLOW ROAD (HADDAM NECK)

Owners Name: CARL ERLACHER Owners Phone #: 860 682-3670
97 PHEASANT DRIVE

Applicant Name: SAME Applicant Address: MIDDLETOWN, CT 06457

Applicant Phone # _____ Applicant Fax # _____

Existing Structure: [Residential] Number of Bedrooms 4]

[Non-Residential _____ Describe _____]

Water Service: Well Public Year Septic System Installed: N.A.

Type of Application:

Building Conversion (Winterization)

Change in Use (Addition of Bedrooms etc.) Existing Bedrooms _____ Proposed Bedrooms _____

Building Addition Existing sq.ft _____ Proposed sq.ft _____

Accessory Structure, ex. Garages, Pools, Sheds, Decks.

Lot Division, Lot Line Change, Lot Reduction

Give a brief description of proposed application:

LOT DIVISION OF A PARCEL WITH EXISTING SINGLE FAMILY RESIDENCE TO CREATE ONE NEW LOT

Applicable to Old Saybrook Only: Is the property in the Wastewater Management District: YES NO

Print: ROGER NEMERGUT P.E. Sign: [Signature]
ROGER NEMERGUT P.E. (Owner or authorized agent)
AGENT FOR OWNER

Address: 133 Injun Hollow Road Haddam Neck Check# 0721 Cash _____

This 2nd page of the application is for CRAHD staff only to complete

Building Conversion, Change in Use: Applicable

- Has a code complying area been determined for this property? Yes No
- Will the proposed change result in greater than 50% increase in design flow? Yes No
- If yes, will the property owner be required to expand the existing septic system? Yes No

Building Addition: Applicable

- Has a code complying area been determined for this property? Yes No
- If a code complying area is not found, does the application meet the following conditions?
 - 1. Replacement area provides 50% of effective leaching area Yes No
 - 2. Replacement area provides 50% of MLSS requirement
 - 3. No exception(s) to well separation distance is required
 - 4. The addition does not reduce the potential repair area
 - 5. The addition does not increase the design flow of building
- Will the proposed addition result in greater than 50% increase in design flow? Yes No
- If yes, will the property owner be required to expand the existing septic system? Yes No

Accessory Structure: Applicable

- Has a code complying area been determined for this property? Yes No
- If a code complying area is not found, does the application meet the following conditions?
 - 1. Accessory structure, etc. does not reduce the potential repair area and the separation distances between the accessory structures, etc. and any part of the existing septic system shall comply with technical standard requirements. Yes No

Lot Division, Lot Line Change, Lot Reduction: Applicable

- Has a code complying area been determined on the lot containing the existing building and has a code complying primary and reserve are been determined for the new lot? Yes No

←-----→

NA Will the septic system be repaired: YES NO **Approved** Not Approved

Comments: _____

Signed: *Ryan A* Date: 3/19/21

Rev:6-30-16