

PZC # 3

PZC Meeting 9/7
chk 29174

HADDAM PLANNING AND ZONING COMMISSION
APPLICATION FOR AMENDMENT TO ZONING REGULATIONS
OR CHANGE OF ZONE



1. Type of Application:
 - Amendment to Zoning Regulations
 - Change of Zone

2. Applicant(s) MCAP SABINE POINTE LLC
 - Address 1556 Saybrook Road, Haddam, CT Zip 06438
 - Phone # c/o (203) 877-8000 Fax # 203 878-9800 E-mail c/o JKnuff@hssklaw.com

3. Owner(s) of subject property (if Change of Zone; append list if necessary) _____
MCAP SABINE POINTE LLC
 - Address 1556 Saybrook Road, Haddam, CT Zip 06438
 - Phone # c/o (203) 877-8000 Fax # 203 878-9800 E-mail JKnuff@hssklaw.com

4. Official Contact / Representative regarding this Application: John W. Knuff
 - Address Hurwitz, Sagarin, Slossberg & Knuff, LLC, 147 N. Broad Street, Milford, CT Zip 06460
 - Phone # 203 877-8000 Fax # 203 878-9800 E-mail JKnuff@hssklaw.com

5. Location of Subject Property / Properties (if Change of Zone; append extra sheet if necessary):
 - Street Address(es): 1556 Saybrook Road
 - Haddam Assessor's Map # 49 ; Lot # 67 .
 - Haddam Land Records: Vol. 332 ; Page: 744

6. Current Zoning District (if Change of Zone): R-2A

7. Proposed Zoning District (if Change of Zone): Tylerville Village District

8. Describe Amendment to Zoning Regulations or Change of Zone; provide reason for amendment; demonstrate consistency with Haddam Plan of Conservation & Development (attach additional sheets if necessary): _____
SEE ATTACHED

9. Application Requirements:

- a. Amendment to Zoning Regulations
 - i. Application Fee: \$ _____
 - ii. Six (6) copies of Amendment language with additions / deletions in the context of the existing Regulations
- b. Change of Zone
 - i. Application Fee: \$ _____
 - ii. Written evidence of Applicant's legal interest in the subject property (ies) (deed, purchase agreement, etc.)
 - iii. List of property owners located within 500 feet of property(ies) to be rezoned, as listed in the most current Bolton Assessor's Records
 - iv. Stamped mailing envelopes addressed to owners of property located within 500 feet of property(ies) to be rezoned, as listed in the most current Bolton Assessor's Records (the applicant is responsible for the cost of certified mailings)
 - v. Six (6) sets of a Class "D" or higher boundary survey of the subject property(ies), prepared by a CT Licensed Surveyor depicting the proposed Change of Zone at a scale not smaller than 1"=100', and depicting properties, names of property owners, and road ROWs within 500 feet.
 - vi. A list of all hazardous, or potentially hazardous, materials anticipated as part of the proposed use of the property.
 - vii. A written statement of intended use of the property

10. Applicant's Endorsement:

I am a willful participant and fully familiar with the contents of this application.

Signature  Date August, 2023
John W. Knuff, Agent

11. Owner's Endorsement (for change of zone, only, and if separate from Applicant:

I am a willful participant and fully familiar with the contents of this application.

Signature  Date August, 2023
John W. Knuff, Agent

For Town Use Only

Fee Paid _____ Check # _____

Date application received by Planning and Zoning Commission _____

Date of public hearing _____

Petition Received? Yes ___ No ___ Date (If Yes) _____

Date of Planning and Zoning Commission action _____

Date of newspaper publication of Planning and Zoning Commission action _____

Summary of Planning and Zoning Commission action _____

March 28, 2012

APPLICATION FOR CHANGE OF ZONE

MCAP SABINE POINTE, LLC

Introduction

The Applicant, MCAP Sabine Pointe, LLC, is the owner of the property located at 1556 Saybrook Road (the "Property"). The Property consists of 12.29 acres and fronts on both Saybrook Road and Camp Bethel Road. A majority of the Property (7.64 acres), fronting on Saybrook Road (the "Western Portion") is located in the Tylerville Village District ("TVD") while the remaining portion (4.84 acres) is located in the R-2A district (the "Eastern Portion"). Commonwealth Senior Living at Haddam (aka Saybrook at Haddam) is located within the Western Portion of the Property. The Eastern Portion is primarily vacant, with the exception of a small portion of the Senior Living building and parking.

The Applicant seeks to change the zone of the R-2A portion of the Property to the TVD zone in order to expand its current offerings of housing options for active adults and seniors. Specifically, the Applicant seeks the zone change to facilitate the development of attractive townhomes for those 55 years of age or older. Residents of those townhomes will help revitalize Tylerville in a manner consistent with the Haddam POCD, discussed below. Those who may later need a broader array of services can easily move into the existing Senior Living community.

Consistency with the Haddam POCD and Comprehensive Plan

The proposed zone change is consistent with both the Haddam Plan of Conservation and Development (the "POCD") and the Haddam comprehensive plan as found in the current Zone Map and Zoning Regulations.

First, the proposed amendment is consistent with various provisions in the POCD:

- Most importantly, the entirety of the Property, including the Eastern Portion, is included in the outline of the Tylerville Village Zoning District found on Page 20.
- Smart development "has the added benefit of providing housing alternatives for aging seniors." Page 4.
- "Haddam is a good place for people to live throughout their lives: . . . to retire and enjoy growing old . . ." Page 5.
- "Encourage new development, both commercial and residential, in the village centers to the degree possible. Promote alternatives to typical single-family

homes in these village areas, in order to support our aging residents and young adults.” Page 8.

- “Already home to a large retirement facility, the Saybrook at Haddam, Tylerville is an ideal location for multi-family housing.” Page 18.
- “Encourage new . . . sensitively scaled higher density residential development to occur in Tylerville in order to reinforce this area as a significant town center.”
- “Haddam is in need of alternatives to single-family homes on large lots to meet the demand for housing types attractive and affordable to aging seniors” Page 61.
- “[N]ew housing will help revitalize our village centers, contribute to the long term sustainability of Haddam’s economy, and decrease pressure to develop new homes on open space, farms, or forested land.” Page 63.
- “In order to protect open space and revitalize our village centers, Haddam is concentrating new development, both commercial and residential, in its village centers.” Page 77.
- “Haddam has few alternatives to single-family homes, which are needed in order to support our aging residents and young adults.” Page 77.

Second, the proposed amendment is consistent with the Haddam comprehensive plan. The amendment is consistent with the Haddam Zone Map because the TVD extends both to the north and the south of the Property, and changing the zone of the Eastern Portion will result in consistent zone for the entirety of the Property. The Amendment is also consistent with the Zoning Regulations because the R-2A zone currently permits Housing for Elderly Persons, including those 55 years of age or older. Further, the maximum height (35’) and the minimum side yard setbacks (20’) in the R-2A and the TVD are identical. Thus, the proposed use and potential impacts to nearby properties is already contemplated by the R-2A Regulations, but without the additional standards found in the TVD.

Conclusion

The proposed rezoning of the Eastern Portion from R-2A to TVD will provide an important housing alternative for Haddam residents who seek to downsize from their existing homes while remaining in the Town of Haddam. It will also help achieve the important goals found in the POCD in a manner that is fully consistent with the Haddam comprehensive plan.