

LEONE, THROWE, TELLER & NAGLE
ATTORNEYS AT LAW

FRANK A. LEONE
ADAM J. TELLER*

MARIO R. BORELLI
Associate

VALERIE LEONE
of Counsel

*ALSO ADMITTED IN
MASSACHUSETTS

33 CONNECTICUT BOULEVARD
POST OFFICE BOX 280225
EAST HARTFORD, CONNECTICUT
06128-0225
FACSIMILE (860) 282-1539
TELEPHONE (860) 528-2145

ALVIN C. LEONE
(1910-1986)
JOHN F. NAGLE
(1925-1997)
WILLIAM A. LEONE
(1943-2012)
JAMES H. THROWE
(1930-2020)

September 1, 2023

William Warner
Town Planner
Land Use Department
Town of Haddam
Town Office Building
30 Field Park Drive
Haddam, CT 06438

Re: Property: 105 Bridge Road (Map 49 Lot 28)
Owner: Bridge Road 105, LLC
Deed Reference: Vol: 408 Page: 520

Dear Mr. Warner:

I am representing Bridge Road 105, LLC in regard to its financing for the Residential Development at 105 Bridge Road (the Property) described in a Site Plan prepared by Benesch dated December 2, 2021 revised January 18, 2022 which Site Plan was submitted to the Town of Haddam Planning and Zoning Commission as part of a special permit application to construct multi-family housing (the Project) at the Property. In the process of complying with all of the requirements of my client's lender, an error in my client's application for special permit has been discovered. Specifically, the architectural plans and the Site Plan which was submitted to the Commission in support of the application for special permit shows that there are a total 44 units to be constructed in this multi-family housing development; however, the Zoning Table in the Site Plan mistakenly recites that there are only 42 units even though the plan actually depicts 44 units to be constructed. Apparently,

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this error in the Zoning Table was further carried over to the application for special permit and to the oral presentation before the Commission in support thereof. As a result, the Commission in approving the application issued a special permit "to construct 42 units of multi-family housing." In contrast, however, the approval/permit from the Connecticut River Area Health District for the Project is for 44 units (and 47 bedrooms).

The actual scope and density of the project was accurately portrayed on the site plan and architectural drawings submitted during the application process and as presented to the Commission. There is no change in the density and development envelope than that which was presented to the Commission. The inaccurate statement of the number of units was an inadvertent error that went unnoticed and was then carried forward.

On behalf of my client, Bridge Road 105, LLC, I am requesting that the Planning and Zoning Commission revise and amend the special permit to approve the construction of 44 units of multi-family housing at the Property. The increase in the approved number of units from 42 to 44, will bring the plans and approval into conformance, will not have any negative impact whatsoever upon traffic, health and general welfare, public safety or historical, cultural or environmental conditions. Furthermore, my client's Site Plan depicts 44 units, forty-one (41) of which are one-bedroom units and three (3) of which are two-bedroom units. As a result, pursuant to Connecticut General Statutes §8-2(d)(9), the required parking for the Project is a total of forty-seven (47) spaces - one (1) space for each bedroom unit (41) and two (2) spaces for each of the three two-bedroom units (six (6) in total). The approval of the special permit requires seventy-five (75) parking spaces so that the additional two units will not require any changes in the proposed parking for the Project. It must be noted that the required parking for the Project was thoroughly addressed in the narrative dated December 2, 2021 that was submitted in support of the special permit application by Will Walter, PE, LEED AP of Alfred Benesch & Company. Mr. Walter, in his narrative, noted that Section 21 of the zoning regulations sets forth a "suggested" parking ratio for "Dwelling Multi-Family" as 2 spaces per unit, which results

in a suggested parking count for a 44 unit project of 88 parking spaces, in contrast to 84 parking spaces for a 42 unit project. Mr. Walter's narrative references Section 21.6 of the zoning regulations entitled "Waivers and Exceptions for Parking" which allows the Commission to give special consideration to projects that are located in the Tylerville Village District and Gateway Conservation Zone. In applying the standards of Institute of Transportation Engineers (ITE) Parking Generator Manual 4th Edition to the Project as a 42 unit project with a total of 44 bedrooms, the required parking spaces would be between 40-59 spaces. In applying the same ITE standards to the Project as a 44 unit project, with a total of 47 bedrooms, the analysis is as follows: 1.4 spaces per unit yields a total of 62 parking spaces and 0.9 spaces per bedroom yields a total of 42 parking spaces. Therefore, 75 designed spaces are more than adequate for the Project with the 44 units and 47 bedrooms as shown on the plans submitted with the application.

Therefore, it is respectfully submitted that amending the special use permit in this matter by correcting the approval to reflect what is actually shown on the approved plans will make the approved plans consistent with the approval of the development. The correction of the approval to reflect the actual number of units proposed and shown on the plans will still be consistent with the Town's comprehensive plan and will be consistent with general public safety, public health and general public welfare just as the Commission found when approving the plans originally.

Thank you for your consideration.

Very truly yours,



Frank A. Leone

FAL/dp