

SECTION 15A – HISTORIC PRESERVATION BY SPECIAL PERMIT

Section 15A - Reasonable consideration for the protection of historic factors

The Commission shall require a special permit / site plan review for the demolition of any building listed in the survey entitled - Haddam Survey of Historical and Architectural Resources conducted by the Greater Middletown Trust. A complete listing of the Survey is available in the Planning Office and the Town of Haddam Library.

Purpose -The Planning and Zoning Commission (PZC) finds that within the Town of Haddam there exist many older structures that have or had historic, cultural, architectural and economic significance and which have contributed and will continue to contribute towards a healthy and thriving future for the Town of Haddam. The PZC further finds that the Town of Haddam derives much of its charm and unique appearance from its architecture and from its history. The PZC further finds that historic preservation is a means of promoting the general welfare of the Town of Haddam and its residents.

The PZC further finds that the Town of Haddam's ability to protect, preserve and effectively utilize its historical heritage and character for aesthetic, educational and economic prosperity will be enhanced by a regulation which establishes a mechanism to discuss the proposed demolition of these unique and significant structures and possible alternatives to demolition.

Authorization - In furtherance thereof and pursuant to the Charter of the Town of Haddam and under the enabling legislation found in Chapter 124 Title 8 Section 8-2 of the Connecticut General Statutes, the Plan of Conservation and Development and the purposes of Zoning as articulated in Section 1 of the Zoning Regulation the PZC has enacted this regulation.

The purpose of the special permit / site plan review process is to ensure that the proposed activity complies with all Zoning Regulations, determine the need for an Inland Wetland and Watercourse permit and to insure all feasible and prudent alternatives to the demolition have been considered.

Considerations - The commission shall consider:

- 1.) the impact of historic preservation recommendations on the overall project,
- 2.) the availability of other architecturally appropriate alternatives which preserves the building,
- 3.) the ability to allow higher densities and modifications to the regulations to allow the greatest number of alternatives and to compensate for the preservation; and
- 4.) the impact of the demolition on the property, surrounding properties and the overall historic character of the area.

Modification -In an effort to avoid the contemplated demolition and allow for the most feasible and prudent alternatives without regulatory obstacles, an applicant may seek during the hearing process a modification of certain regulatory requirements as provided by this subsection.

Modifications to the regulations may be authorized for properties that preserve and re-use historic structures and provide permanent protective easements to accomplish the preservation. The applicant must demonstrate to the satisfaction of the Commission that such modification adds to and complements the character of the area, does not adversely impact upon adjacent property or properties and substantially satisfies the standards as provided in this subsection.

This is not a variance procedure as permitted by C.G.S. 8- 6 if not expressly provided for herein no modification of any other requirement may be granted by the Commission nor may the Commission grant a modification or change in use not specifically allowed in the current zone.

The modification procedure is limited to the following regulatory requirements:

1. Lot coverage;
2. Minimum lot size;
3. Minimum lot frontage;
4. Front, side and rear yard setbacks;
5. Parking requirements;

The Commission may not grant any modification in excess of 50% of the regulatory requirements sought to be modified in effect at the time of the request.

No showing of a hardship shall be necessary for the commission to grant any modification pursuant to this section nor shall any regulation herein prohibit any applicant from seeking a variance in addition to any modification which may be granted hereby. If the Commission determines in its discretion that the applicant has substantially satisfied the requirements for a modification, the Commission may, by a majority vote of the commission, vote to approve the modification application request. This modification approval shall be specifically noted on the approved plans.

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.