

SECTION 9.5 East Haddam Village District (Formerly the C-1 District and areas of R-1)

9.5.1 Boundaries The East Haddam Village District is defined as follows;

Southern Boundary

Beginning at a point on the southerly side of the property now or formerly identified as Assessor's Map 17, Lot 8 at the Connecticut River, thence crossing easterly along the property line and across Lumberyard Road and including the properties that front Lumberyard Road and crossing Whippoorwill Terrace. The line continues south on Whippoorwill Terrace and includes the southern edge of a property identified as Assessor's Map 17, Lot 77.

Eastern Boundary

Continuing at the southeast point of Assessor's Map 17, Lot 77, the line runs north and includes the properties that front Whippoorwill Terrace and Creamery Road. The line follows the eastern edge of Assessor's Map 17, Lot 48 until it reaches Ray Hill Road, then continues north to the intersection of Ray Hill Road and Norwich Road. The line moves across the street and southwest behind the properties fronting Norwich Road and crossing west on the north side of a property identified as assessor's Map 17, Lot 37. The eastern border continues north along the backside of the lots fronting Main Street until the line meets Bonfoey Road. The line runs east along Bonfoey to the intersection of Bonfoey and Porges Road and continues north along Porges Road until it crosses Porges Road and runs behind the first four properties on Landing Hill Road.

Northern Boundary

From the Northeast point of the fourth property, now or formerly identified as Assessor's Map 26, Lot 28, up Landing Hill Road the line runs directly west across Landing Hill Road and Route 149 to the Connecticut River.

Western Boundary

The line runs south from the above point along the Connecticut River to the original start point.

Please refer to the map entitled East Haddam Village District to determine the Sub-sets of the village.

9.5.2 Description of East Haddam Village

East Haddam Village was originally settled as two separate villages, Goodspeed Landing and Upper Landing, which competed for commercial enterprises. Historically, the area has always supported mixed/commercial/residential use and was the location of ship building yards, docks, lumberyards, and warehouses as well as stores, shops and residences. Overtime, the separate villages grew together as one and the village supported mills along Lumberyard and Creamery Roads and east up Succor Brook to Boardman Road, and a large music school (Maplewood). Hotels and banks grew up around the merchant activity along the river as steamships and trains brought commerce, visitors and new residents to town. Ferry service operated between Haddam and East Haddam until the opening of the Swingbridge in 1913. The village once supported two local schoolhouses, and several churches and meeting halls. Many of East Haddam's influential families built grand houses in the Village District. With the decline of the river based commerce and the decline of the mills, the village, while still encouraging mixed use, went through a period when it was more residential in character. Today, with the resurgence of the Opera House and the Gelston House, the village is poised to once again become an area of vibrant economic and cultural activity.

Architecturally, the village reflects its long history including within mill buildings, framed sheds and outbuildings, and more formally, Federal, Georgia, and Greek revival, various Victorian styles (Second Empire, Carpenter Gothic, Italianate) and contemporary post World War II structures. Many structure exhibit characteristics from several periods. Archaeologically, the village retains evidence of its history in the extensive underground storm drains in the upper landing area, and the many dry rock walls and foundations of former structures which indicate that the village was more densely populated in the past.

East Haddam Village is situated on the east bank of the Connecticut River south of the mouth of the Salmon River and just north of Chapman’s Pond. The Village is framed to the east by steep hills and the property from the east shore of the Connecticut River to the peaks of these hills is part of the Connecticut River Gateway Conservation Zone. This Conservation Zone consisting of 25,000 acres spread over eight towns was created to protect the natural, historic, and aesthetic values of the lower Connecticut River Valley. The lower Connecticut River is part of one of the richest and most complex ecological systems in the northeastern United States. In 1993, the International Chapter of the Nature Conservancy designated the Lower Connecticut River Tidelands as one of the “Last Great Places” in the world. The Lower Connecticut River area was designated at The Ramsar Convention as a “Wetlands of International Importance”, and especially important for migratory waterfowl habitat and bald eagles. In 1998, the US Fish and Wildlife also designated the Connecticut River and its tributaries as the Silvio O. Conte National Fish and Wildlife Refuge. The United States Council on Environmental Quality selected the Connecticut River as one of the ten “American Heritage Rivers” in the United States. The multiple designations awarded to this watershed area emphasize the unique and abundant natural resources around East Haddam Village.

9.5.3 Intent

These regulations shall protect the distinctive character, landscape and historic structures within the district and may regulate, on and after the effective date of such regulations, new construction, substantial reconstruction and rehabilitation of properties within such district and in view from public roadways, the Connecticut River, and public pedestrian walkways, including, but not limited to,

- (1) The design and placement of buildings,
- (2) The maintenance of public views,
- (3) The design, paving materials and placement of public roadways, and
- (4) Other elements that the Commission deems appropriate to maintain and protect the character of the village district.

In adopting this regulation, the Commission shall consider the design, relationship and compatibility of structures, plantings, signs, roadways, street hardware and other objects in public view.

9.5.4 Permitted Uses, Lot Coverage, Lot Impervious Surface Coverage, Side yard, and Height

Any new use of premises, buildings, or structures, or any Substantial Reconstruction or Rehabilitation of an existing premises, building, or structure shall require review by the Commission, the type of review being in accordance with the following table. For the purposes of this Section 9.5, the phrase “Substantial Reconstruction and Rehabilitation” is in accordance with: the meaning and use of the terms 8-2j(b) of the Connecticut General Statutes, and shall be defined as the threshold at which any and all reconstruction or rehabilitation becomes of such a degree as to likely noticeably affect the character of the structure in relation with the East Haddam Village District, as reflected through the Objective and Guidelines enumerated in Section 9.5.6 and Appendix VI.

The Use areas indicated in the table below are illustrated on East Haddam Village District Map, Appendix X to these Regulations.

	Highest Use Theater/Town Office Restaurant	Moderate Use EH Village/Norwich Rd Section of Main	Lower Use Main Street	Lower Use Creamery Lumberyard
Permitted Uses				
Single Family Home	SP	SP	SP	SP
2 family home	SE	SE	SE	SE
3 family home	SE	SE		

4 family home	SE	SE		
PRUD-LTSP housing	SE	SE	SE*	SE
Antique Sales	SE	SE	SE	SE
Bed and Breakfast	SE	SE	SE	SE
Country Inn	SE	SE	SE	SE
Hotel	SE	SE	SE	
Beauty and Barber Shop	SE	SE		SE
F.I.R.E.	SE	SE	SE	SE
Groceries	SE	SE		
Liquor Store	SE	SE		
Museum	SE	SE	SE	SE
Professional Offices	SE	SE	SE	SE
Public Facilities	SE	SE	SE	SE
Public/Private parking	SE	SE		SE
Religious use	SE	SE	SE	SE
Restaurant	SE	SE		
Retail Trade	SE	SE		
Studio Artist/Crafts	SE	SE	SE	SE
Tavern	SE	SE		
Theater, Movie	SE			
Theater, Live	SE	SE		
Accessory to permitted use	SE	SE	SE	SE

* EHVD - PRUD housing - not actor housing

	Highest Use	Moderate Use	Lower Use	Lower Use
	Theater/Town Office Restaurant	EH Village/Norwich Rd Section of Main	Main Street	Creamery Lumberyard
Lot Size	.25 acre	.25 acre	1 acre	.25 acre
Building Coverage	**	**	15%	20%
Lot Impervious Surface Coverage	**	**	30%	30%
Maximum Building Height	***	***	***	***

Front, side, and rear yard requirements for Live Theaters: Live Theater Uses - Five percent (5%) of the lot shall be assigned to the front, side, or rear yard setback area.

Front, side, and rear yard requirements for Uses other than Live Theaters: The yard requirements is that any building shall have yard dimensions sufficient to insure proper design and placement of a building as determined in the site plan review process and shall generally adhere to the setbacks of the surrounding properties which are in keeping with the historic layout of the neighborhood.

** - Lot and Building coverage shall have dimensions sufficient to insure proper design and placement of buildings and other surfaces (parking, patios, walkways, etc.) as determined in the site plan review process and shall generally be in keeping with the historic layout of the neighborhood. For Live Theaters, Lot Impervious Surface Coverage shall be (95 %) and Building Coverage shall be (95 %).

SE = Requires Special Exception Review See Section 14B

SP = Requires Site Plan Review See Section 14A

*** Maximum Building Height: See Section 10.1.4. For Live Theaters, Maximum Building Height shall have a maximum peak height elevation of 92.5 feet based on National Geodetic Vertical Datum (NGVD).

9.5.5. Historic Preservation

These regulations shall encourage the conversion, conservation, and preservation of existing buildings in a manner that maintains the historic or distinctive character of the district. New construction shall also incorporate in the design elements that will maintain the historic or distinctive character of the district.

The conversion, conservation, and preservation of existing buildings and sites shall be consistent with:

(A) The “Connecticut Historical Commission - The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings”, revised through 1990, as amended:

Available at <http://www2.cr.nps.gov/tps/tax/rhb/stand.htm> , the Historic District Commission, or the East Haddam Land Use Office

Please note: For those Buildings, Structures, or Lots located within the Village District which are also within the boundaries of the East Haddam Historic District, the Planning and Zoning Commission may decline to regulate such items and will accept all aspects of a development which are within the legal jurisdiction of the Historic District Commission. Evidence of approval by the East Haddam Historic District Commission shall be provided at the time of application to the Planning and Zoning Commission, which shall not over rule or modify any aspect of a development plan which has been approved by the Historic District Commission and is within the jurisdiction of that Commission.

9.5.6. Site Design and Compatibility Objectives

Applications shall provide a narrative, site plans, and design that demonstrate that the application is in compliance with subsections 9.5.5 and 9.5.6, including the approval of the East Haddam Historic District Commission where applicable, per Section 9.5.5. All development in the village district shall be designed to achieve the following compatibility objectives to the greatest extent possible. It is recognized that not all applications may be able to achieve each and every objective or in some cases a particular objective may not be applicable to the project. In cases where there is no change in the exterior appearance to the building or landscape the application shall still include a narrative and site plan of the existing conditions. These objectives are further defined in Appendix VI “*Site Design and Compatibility Objectives and Guidelines*”

1. that proposed buildings or modifications to existing buildings be harmoniously related to their surroundings and to the terrain in the district and to the use, scale and architecture of existing buildings in the district that have a functional or visual relationship to a proposed building or modification,
2. that all spaces, structures and related site improvements visible from public roadways, the Connecticut River, and public walkways be designed to be compatible with the elements of the area of the village district in and around the proposed building or modification,
3. that the color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property and any proposed signs and lighting be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping, and
4. that the removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.
5. The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the district;
6. proposed streets shall be connected to the existing district road network, wherever possible;

7. open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting;
8. locally significant features of the site such as distinctive buildings or site lines of vistas from within the district, shall be integrated into the site design;
9. the landscape design shall complement the district's landscape patterns;
10. the exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with their surroundings; and
11. the scale, proportions, massing and detailing of any proposed building shall be in proportion to the scale, proportion, massing and detailing in the district.

9.5.7. Architectural Review and Landscape Design

All special exception and site plan review applications for new construction and substantial reconstruction within the district and in view from public roadways, the Connecticut River, and public pedestrian walkways shall be subject to review and recommendation by an architect or architectural firm, landscape architect, or planner who is a member of the American Institute of Certified Planners selected and contracted by the Commission and designated as the village district consultant for such application. (Note- see fee schedule)

The village district consultant shall review an application and report to the Commission within thirty-five days of receipt of the application.

Such report and recommendation shall be entered into the public hearing record and considered by the Commission in making its decision.

Failure of the village district consultant to report within the specified time shall not alter or delay any other time limit imposed by the regulations.

9.5.8. Additional Reviews and Recommendations

The Commission may seek the recommendations of any town or regional agency or outside specialist with which it consults, including but not limited to the East Haddam Historic District Commission, the Midstate Regional Planning Agency, the East Haddam Historical Society, the Connecticut Trust for Historic Preservation, and the University of Connecticut College of Agriculture and Natural Resources.

9.5.9. Compliance with Regulations

If a Commission grants or denies an application, it shall state upon the record the reasons for its decision.

If a Commission denies an application, the reason for the denial shall cite the specific regulations under which the applicant was denied.

Notice of the decision shall be published in a newspaper having a substantial circulation in the municipality.

An approval shall become effective in accordance with subsection (b) of section 8-3c.

9.5.10. Endorsement and Filing

Within sixty-five (65) days of the Commission/Board approval, the applicant shall submit one (1) set of the final plan(s) on mylar, reflecting all conditions or modifications required by the Commission, with the approval letters of the Planning and Zoning Commission, Zoning Board of Appeals, and Inland/Wetland and Watercourse Commission printed on them and accompanied by signed, sworn statements of the applicant's land surveyor, engineer, architect, and any other professional who has participated in the preparation of the application materials, to the effect that the plans submitted are the same as those approved by the Commission, except for the depiction of modifications and conditions required by the

Commission in approval vote. If, upon considering the statements and reviewing the plans submitted, the Commission /Board shall find them to be in accordance with the final approval, they shall be endorsed by the signature of the Chairman or Secretary of the Commission. Thereafter, it shall be the responsibility of the applicant to file one (1) set of endorsed Mylar plans in the office of the Town Clerk, and two paper copies in the Office of the Zoning Enforcement Officer. In accordance with Section 8-3d of the Connecticut General Statutes, no Special Exception shall be effective until the final, endorsed plans are filed with the Town Clerk, and any plans not so filed within ninety (90) days following the Commission's vote of approval shall become null and void. Any Special Exception site plan filed in the Town Clerk's Office without the endorsement of the Commission's Chairman or Secretary shall likewise be void.