



TOWN OF EAST HAMPTON
Planning and Zoning Commission
1-860-267-7450
www.easthamptonct.gov

PZC - 23-005
Date 3/16/2023

Fee Paid \$210
Check # 108
Rec'd. By [Signature]

LOCATION 27 North Main Street

MAP 01A BLK 39A LOT 15

PROJECT NAME Lynn's Craft Cubby & Gifts

ZONE R-1

APPLICANT Same
ADDRESS _____

PHONE 207-943-1560
EMAIL lynnrobinson19@gmail.com

CONTACT PERSON Lynn Robinson

PHONE _____
EMAIL _____

OWNER Same
ADDRESS _____

PHONE _____
EMAIL _____

SURVEYOR/ENGINEER N/A
ADDRESS _____

PHONE _____
EMAIL _____

ATTORNEY N/A
ADDRESS _____

PHONE _____
EMAIL _____

APPLICATION TYPE (application must be completed in FULL in order to be accepted)

- 1. SUBDIVISION /RESUBDIVISION /CONSERVATION SUBDIVISION NO. OF LOTS _____
- 3. SITE PLAN _____ MODIFICATION _____ Residential _____ Commercial _____
- 4. SPECIAL PERMIT---SECTION 8.2.D OF THE ZONING REGS. FOR Conversion to different non-conforming use
- 5. ZONE CHANGE---FROM _____ TO _____
- 6. AMENDMENT TO ZONING REGULATIONS _____
- 7. LAKE POCOTOPAUG PROTECTION AREA _____
- 8. ACTIVE ADULT NO OF UNITS _____
- 7. OTHER (DESCRIBE) _____

APPLICATION REQUIREMENTS: This application and 10 sets of plans shall be submitted to the Land Use Office and shall be received by the Commission at the next regularly scheduled meeting. (see meeting schedule for deadline dates)

A complete application shall consist of an application, fees, maps /plans(A-2 survey) ,engineers report including drainage calculations and watershed calculations(pre and post), bond estimates, hydrology report, environmental studies, waiver requests and traffic study where applicable

Preliminary discussions are highly recommended for subdivisions 5 lots & over and for larger Special Permit Applications
Abutters notice receipts (green cards) must be handed in to the Planning Office prior to the meeting

APPLICANTS SIGNATURE Lynn Robinson DATE 03-16-23

OWNER'S SIGNATURE Lynn Robinson DATE 03-16-23

The owner and applicant hereby grant the East Hampton Planning and Zoning Commission and/or it's agents permission to enter upon the property to which the application is requested for the purpose of inspection and enforcement of the Zoning Regulations and Subdivision Regulations of the Town of East Hampton.



Office Use Only

Date Accepted: _____

Accepted By: _____

**Minimum Requirements for Submission of Application to
Planning and Zoning Commission**
This form must be submitted with your application.

Application Requirements are based on the application type selected on application form.

 Site Plan Review/Modification (See Section 9.1 for details)

- Complete Application Form
- Fee Paid
- Site Plan (PDF & 10 copies of 11 x 17s) – See Section 9.2.C.2 for specifications
- Drainage Calculations in Compliance with Section 7.5
- Report from Chatham Health District (or CT DPH as needed)
- Report from Fire Marshal
- Bond Estimates As Required, See Section 9.2.C.2

X **Special Permit (See Section 9.2 for details)**

- Complete Application Form
- Fee Paid
- Site Plan (PDF & 10 copies of 11 x 17s) - See Section 9.2.C.2 for specifications
- NA Pending Approval from IWWA
- NA Drainage Calculations in Compliance with Section 7.5
- NA Pending Approval or report from Chatham Health District (or CT DPH as needed)
- NA Pending Approval or report from Fire Marshal
- NA Pending Approval or report from Public Works
- NA Traffic Study (As Required)
- NA Bond Estimates (As Required)
- Public Hearing Requirements

 Zone Change (See Section 9.3 for details)

- Complete Application Form
- Fee Paid
- A-2 Survey of Property showing surrounding properties and respective zone - PDF & 10 copies of 11 x 17s
- Reports from Chatham Health District, Fire Marshal, Police Dept. and Public Works
- Public Hearing Requirements

 Amendment to Zoning Regulations (See Section 9.3 for details)

- Complete Application Form
- Fee Paid
- Existing Regulation with proposed Amendments (PDF & 10 copies of 11 x 17s)
- Rationale for Amendment (PDF & 10 copies of 11 x 17s)
- Reports from Chatham Health District, Fire Marshal, Police Dept. and Public Works
- Public Hearing Requirements

I certify that this application is complete.

Signature of Applicant: Lynn Robinson Date: 03-16-23

The Commission reserves the right to add additional requirements in accordance with the Regulations.
Only Complete Application Packages Will Be Accepted

Perfect, this is helpful. We'll include this into the application packet.

From: Lynn Robinson <lynnmrobinson19@gmail.com>
Sent: Wednesday, March 8, 2023 2:44 PM
To: DeCarli, Jeremy <jdecarli@easthamptonct.gov>
Subject: Re: PZC App

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Remember to hover over any links and if you suspect the email is not legitimate or a phishing email, please contact Tom McMahon at x3363.

Here is the edited letter I just completed. Hopefully my intentions are a little more clear and the additional detail explains things better.

Jeremy,

Here is my proposal for the old office space once used by Dattco bus located in my home.

Please find attached the drawing/plan I created for the craft space I would like to create. This space will be used for selling of home made crafts (will consider some other crafters as well) as I am limited on space I can not accept everyone.

Because we are more focused on our landscaping business as well as the cleaning I do, I would like to keep our schedule open during the week as those are currently our main priority.

With that being said, my proposed operating hours could potentially look like this: Monday through Thursday (By appointment) Friday and Saturday 8am to 4pm and Sunday 10am to 3pm.

I don't expect lots of traffic however, I am new to this area and cannot guarantee that. Although I would be open during the week by appointment only, there could be customers from time to time that stop in and catch me home.

Eventually, these hours may change especially if Dattco bus vacates the lot behind us.

At that time we may further our discussion about partnering with U-haul and utilizing the space.

It is my understanding that the previous space was used as an office for Dattco Bus and had driven countless vehicles on a daily bases. They now sit behind me and nothing has changed as to the traffic. In fact, it gets pretty crazy at times.

As stated above, my week days would be by appointment and my weekends would be regular hours. So I would not be adding additional traffic during the week and the

traffic on the weekends would be far, far less than what's currently occurring on a daily here.

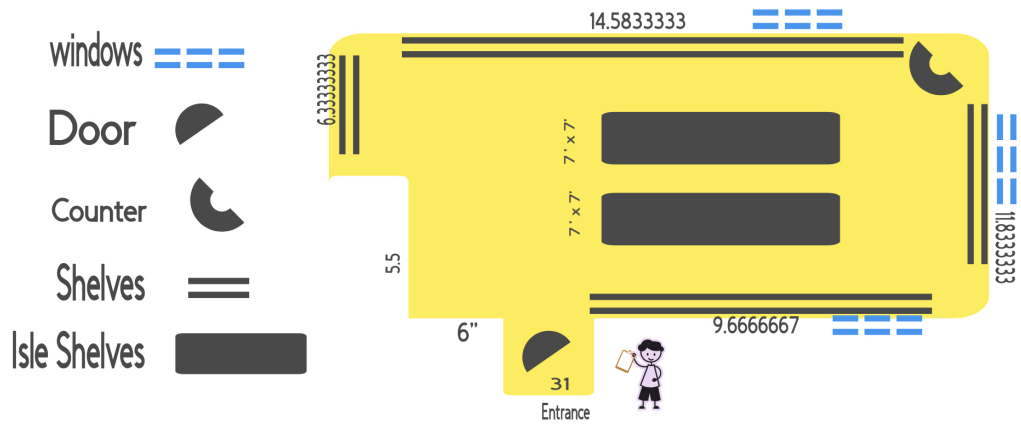
I have parking in the back of my home where the store will be and will provide a safe area off street. Therefore, there shouldn't be any concerns or issues with traffic parked on the main road. I would also like to have a sign placed out front of my home (2 foot by 3 foot) This sign would include the hours. It will not obstruct the view of traffic and will be placed on a sign post.

Thank you for your time, if there is anything more you need please reach out and let me know

Lynn

Sent from my iPhone

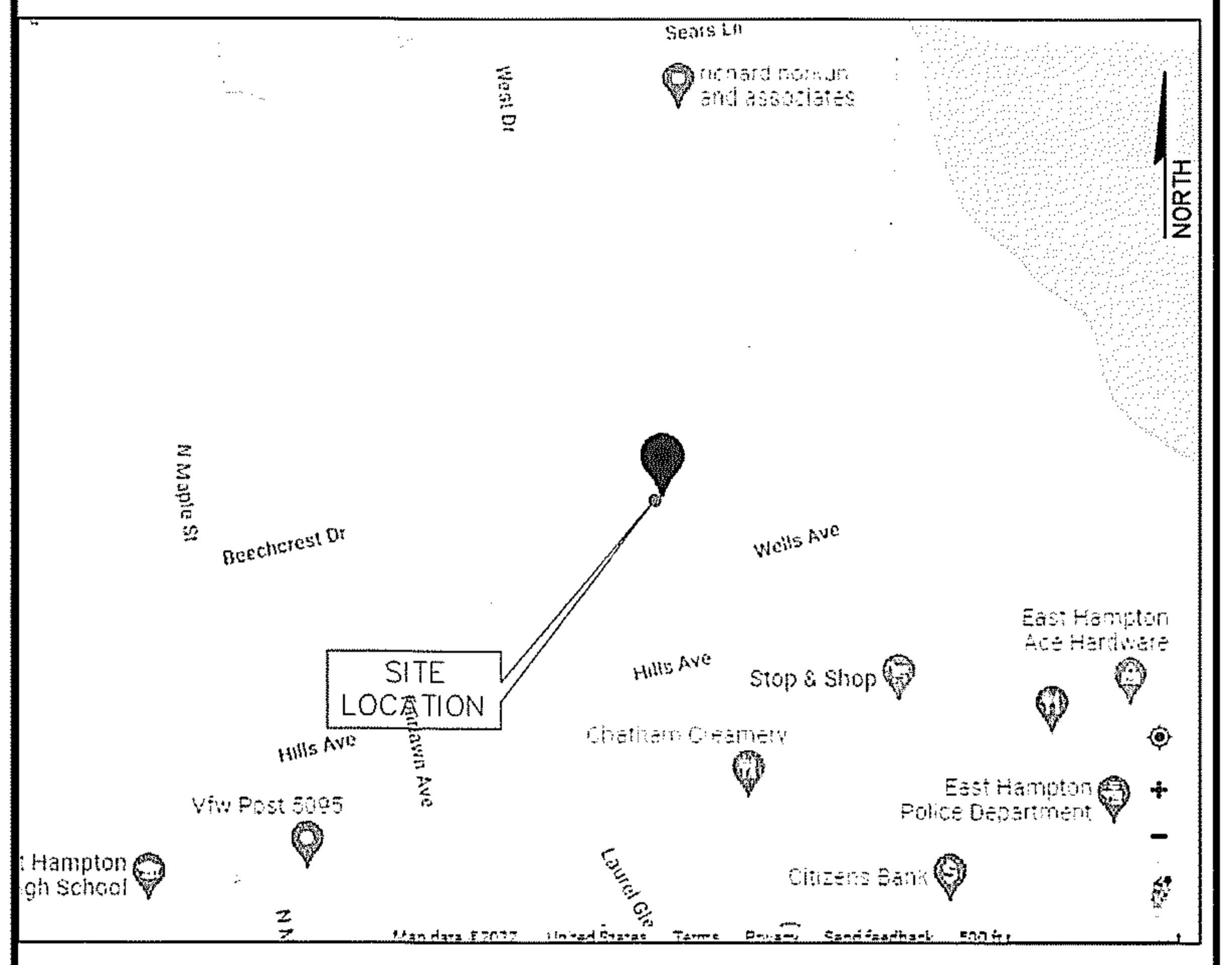
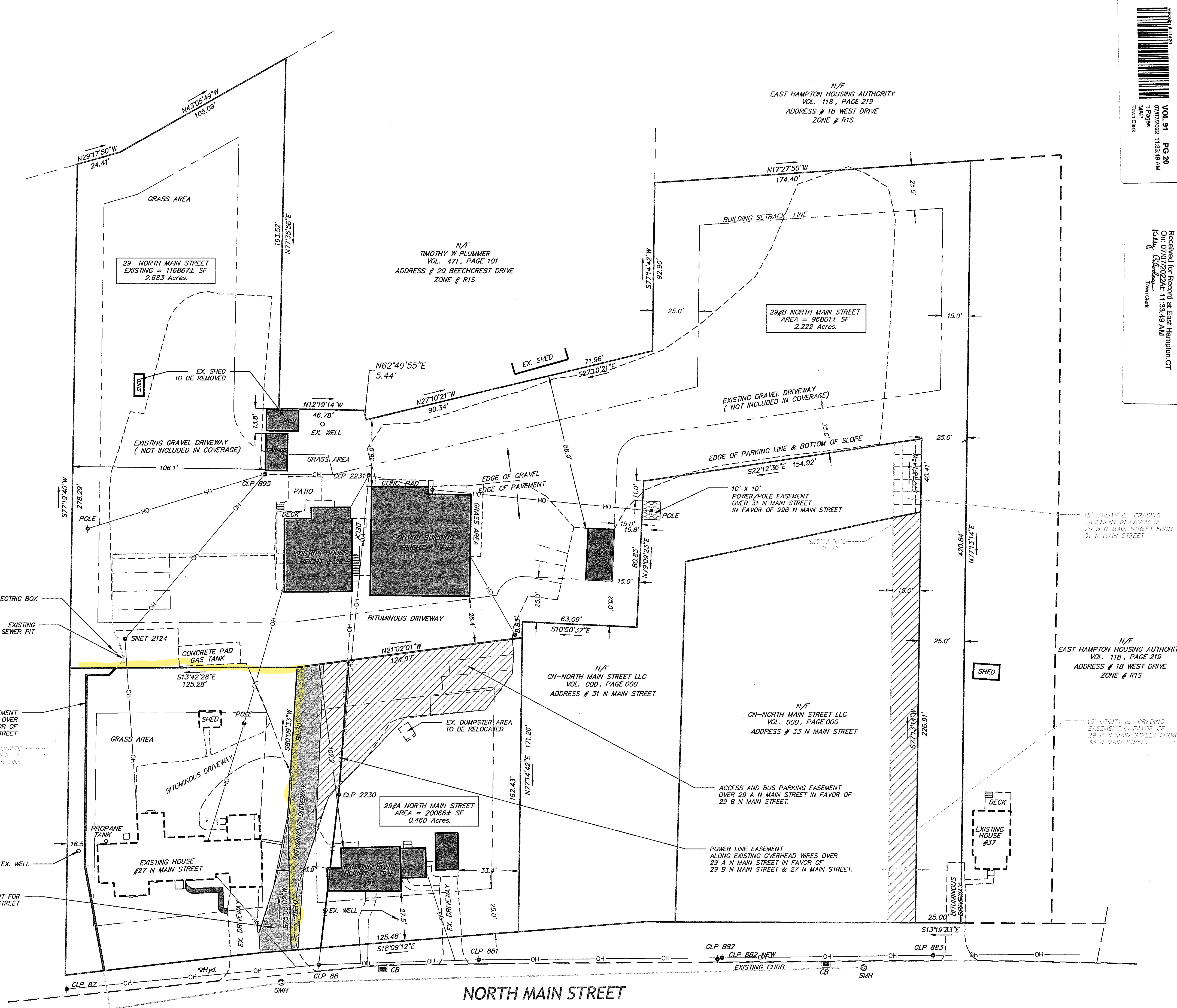
From: [Lynn Robinson](#)
To: [Dana DeLorenzo](#)
Subject: Plans for Craft room
Date: Monday, March 10, 2023 9:20:22 AM
Attachments: [Letter to Parents.docx](#)



CAUTION:
This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Remember to hover over any links and if you suspect the email is not legitimate or a phishing email, please contact Tom McMahon at x3363.

Sent from my iPad

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5). A copy of this message and any reply will be retained by the Town of East Hampton and will be accessible to the public unless exempted by law.



LOCATION MAP
NOT TO SCALE

- SURVEY NOTES**
- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
 - This Survey conforms to Class A-2.
 - The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Improvement Location Survey.
 - Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
 - North Arrow is based on Map Reference # 1.
 - This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
 - This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
 - Property Lines Established According to Record Deeds as exist.
 - Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
 - Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.

- MAP REFERENCES**
- PROPERTY SURVEY FOR CHARLES B. NICHOLS EAST HAMPTON, CT DATE NOV. 9, 1990. SCALE 1" = 40' RICHARD ZIOBRON SURVEYOR.
 - PREPARED FOR ROBERT M. OSTERGREN JR. & MYRON J. POLINER, EAST HAMPTON, CT, SCALE 1" = 40' DATE 04-10-73 MEGSON & HYPPIA.
 - PLAN SHOWING DIVISION OF EUGENE NICHOLS ESTATE AT EAST HAMPTON, CT SCALE 1" = 20', DATED DECEMBER 1937, JOHN F. COLLINS CE.
 - SUBDIVISION PLAN ROLLINGWOOD ESTATES SECTION 2 PROPERTY OF RICHARD BURNHAM & PAUL MELNICHUCK EAST HAMPTON, CT, MEGSON & HYPPIA.
 - RECORD MAP NO (BOOK/PAGE) # 12/587.
 - DIVISION OF PROPERTY SURVEY PREPARED FOR CN-NORTH MAIN STREET LLC, 29 NORTH MAIN STREET, EAST HAMPTON, CT, DATED 06-27-2022.

PROPERTY SUBJECT TO:

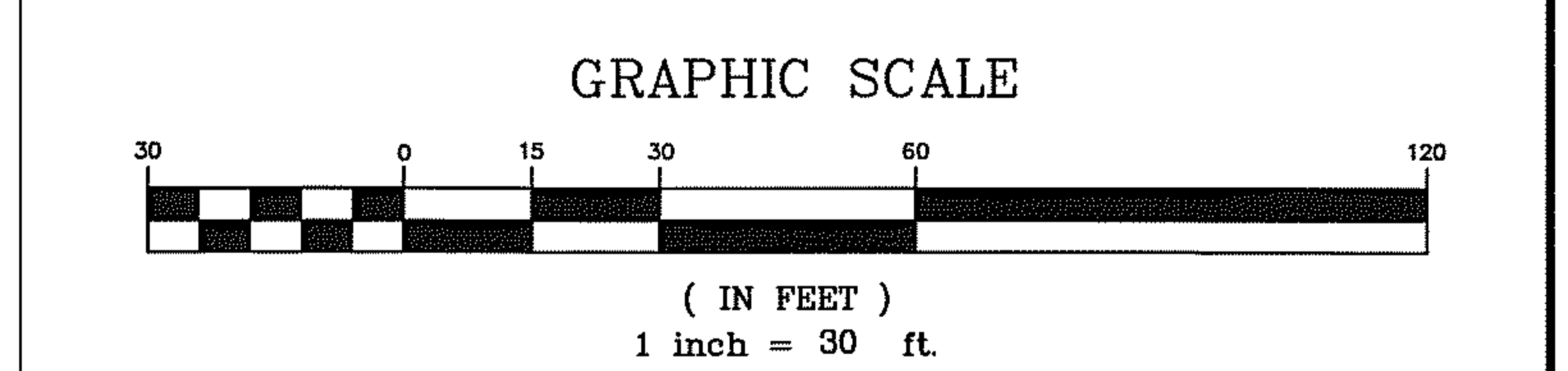
1. EASEMENTS, RESTRICTIONS, RIGHTS AND ENCUMBRANCES AS OF RECORD APPEAR IN THE EAST HAMPTON LAND RECORDS.

IMPORTANT! READ! WARNING AND DISCLAIMER OF LIABILITY UNDERGROUND UTILITIES

The user of this document is WARNED NOT TO RELY on the purported accuracy, scale, dimension, measurement, description, or elevations of any underground structure.

The Underground structures depicted hereon are for informational purpose only. The Preparer of this document DISCLAIMS ANY LIABILITY whatsoever to the user. There are no warranties or representations, expressed or implied and any use other than for informational purposes is excessive, unintended and an impermissible misuse of this document.

Before Excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.



NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

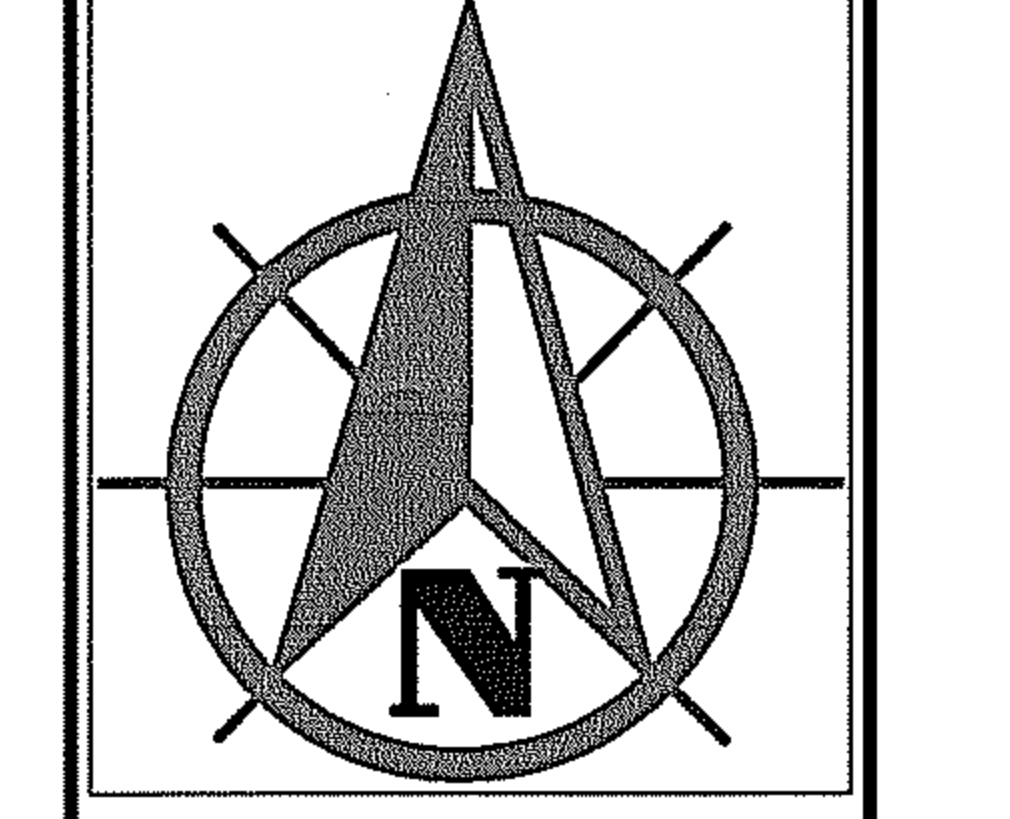
Jignesh M. Soni

JIGNESH M. SONI, P.L.S. 70386

PREPARED FOR
CT-NORTH MAIN STREET LLC
29 N MAIN STREET,
EAST HAMPTON, CT

OWNER
CT-NORTH MAIN STREET LLC
29 N MAIN STREET,
EAST HAMPTON, CT

NO.	DATE	DESCRIPTION	REVISIONS



CT LAND SURVEYING, LLC
SBE | MBE CERTIFIED
LAND SURVEYING | LAND PLANNING

CT LAND SURVEYING, LLC
56 OLD TAVERN ROAD
ORANGE, CT 06477
P: (203) 503-1193
FAX: (203) 404-0411
EMAIL: JSONI2@YAHOO.COM

EASEMENT SURVEY MAP
PREPARED FOR
CN-NORTH MAIN STREET LLC
27, 29A, 29B, 31 & 33 NORTH MAIN STREET,
EAST HAMPTON, CONNECTICUT

DRAFTED: CAD
APPROVED: J.S.
SCALE: 1" = 30'
PROJECT NO.: 220501
DATE: 06/28/2022
CAD FILE: 220501

TITLE:
EASEMENT SURVEY
SHEET NUMBER:
EX-1 OF 1

ORIGINAL
INK ON MYLAR
JIGNESH M SONI P.L.S. #70386
CT LAND SURVEYING, LLC
56 OLD TAVERN ROAD
ORANGE, CT 06477.