



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)**

- Pre-Application Meeting – Date of Meeting \_\_\_\_\_
- Complete Application Form
- Complete Chatham Health District Application Form
- Fee Paid
- Site Plan (11 Copies) – See Section 9.2.C.2 for specifications
- Drainage Calculations in Compliance with Section 7.5
- Report from Fire Marshal
- Bond Estimates As Required, See Section 9.2.C.2

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

- Pre-Application Meeting – Date of Meeting 2/20/2019
- Complete Application Form
- Complete Chatham Health District Application Form
- Fee Paid
- Site Plan (11 Copies) - See Section 9.2.C.2 for specifications
- Pending Approval from IWWA
- Drainage Calculations in Compliance with Section 7.5
- Pending Approval or report from Fire Marshal
- Pending Approval or report from Public Works
- Traffic Study (As Required)
- 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 (10 Copies)
- 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 (10 Copies)
- Rationale for Amendment (10 Copies)
- 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: \_\_\_\_\_ Date: \_\_\_\_\_

The Commission reserves the right to add additional requirements in accordance with the Regulations.

***Only Complete Application Packages Will Be Accepted***

TOWN OF EAST HAMPTON

Planning and Zoning Commission  
1-860-267-9601

RECEIVED  
FEB 20 2019

Date 2-14-2019  
PZC 19-003

Fee Paid \$210-  
Check # 414  
Rec. By CC

LOCATION 91 Main Street MAP 06A BLK 60 LOT 3

PROJECT NAME Dexter's Clubhouse ZONE

APPLICANT Sheila Mullen PHONE 860-881-8045

ADDRESS 47 Tartan Rd Fax

CONTACT PERSON Sheila Mullen PHONE 860-881-8045

OWNER " " PHONE " "

ADDRESS " " Fax

SURVEYOR/ENGINEER PHONE

ADDRESS Fax

ATTORNEY PHONE

ADDRESS Fax

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
- X 4. SPECIAL PERMIT---SECTION 8.4.B.2C OF THE ZONING REGS. FOR Alcohol
- 5. ZONE CHANGE---FROM TO
- 6. AMENDMENT TO ZONING REGULATIONS
- 7. LAKE POCOTOPAUG PROTECTION AREA
- 8. ACTIVE ADULT NO OF UNITS
- X 7. OTHER (DESCRIBE) Proposed use of existing commercial space.

APPLICATION REQUIREMENTS: This application and 10 sets of plans shall be submitted to the Planning 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 [Signature] DATE 2/20/19

OWNER'S SIGNATURE [Signature] DATE 2/20/19

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.

March 6, 2019

Proposed Business: 91 Main Street East Hampton, CT  
Sheila Mullen

**DEXTER'S TUNES TALES & ALES**

Used Books/Used Vinyl Records/ Fat Orange Cat Beer and Local Wine

Dexter's Tunes Tales & Ales will be a used book and record shop that serves beer and wine by the cup. This would require a tavern permit from the State of CT Department of Consumer Protection. We will only offer pre-packaged snacks of food for sale. We will have a refrigerator behind the counter and serve from our recyclable cans in compostable and recyclable cups made with 100% renewable resources. We will use paper bags only and offer canvas bags for sale.

We also would like to become an adult community space where people feel welcome to come and read books, work on their computers, etc. We would like to have Open Mic evenings and welcome book clubs to gather.

We envision being open five days per week, from about 12pm to 7pm or 8pm, with possibly one evening until 9pm or 10pm.

We believe that our current business (Fat Orange Cat Brew Co), being an established brewery in town, will help add traffic to the town center by serving our beer. We also feel strongly that a used book and record shop will alone be a draw to the downtown. However, this type of business is almost impossible to sustain without an additional revenue source.

We plan on only offering a cup of beer or wine. We will have free potable drinking water available. For customers interested in other beverages or food, we will have a community board promoting other businesses they can visit. We also don't plan to sell local art or crafts, so as not to compete with existing businesses and hopefully only enhance them.

We plan on having tasteful seasonal outdoor seating in both the front and back of the building, also adding to the vibrancy and community feel of the Village Center.

We plan on establishing a thoughtful and diverse collection of used books and records in order to build a high-quality reputation among the collecting community.

Regarding off-premise sales: The tavern permit allows holders to sell 4 Liters of draught beer for off-premise consumption in growlers (32OZ bottles) or Crowlers (32OZ cans). We would like to explore the possibility in the future of, during the winter months only, selling exclusively our small-batch FOC Crowlers. This is

different and separate from the large-batch beer we distribute to restaurants and package stores, therefore not competing with our area retail customers. We feel strongly that adding consumer flow to The Village Center in the winter could be helpful to the area and encourage other small businesses to invest their time, expertise and passion in this part of town.

We are equally passionate about books and records as we are about beer, and believe with this energy the business would flourish in the Village Center.

In summary regarding our town center:

Surrounding towns are making small Main Streets work, despite the online ease of shopping for pretty much anything these days. I am having my 30-year anniversary of living in my home here in East Hampton this month. We have such a passionate, extremely intelligent and committed group of small businesses downtown right now. In my thirty years here, I have never seen a collective of folks with such current success and future potential. I hope, with your support, we can add to this momentum.



OPEN

DICK'S  
BARBER SHOP

CENTER PACKAGE STORE





HC RAMP

DEXTER'S CLUBHOUSE  
NINETY ONE MAIN ST.

Books

T.  
HC  
ACCESSIBLE

PUBLIC SPACE  
SEATING

SEATING

HANDWASH  
STATION

COUNTER

WATER  
DOLER

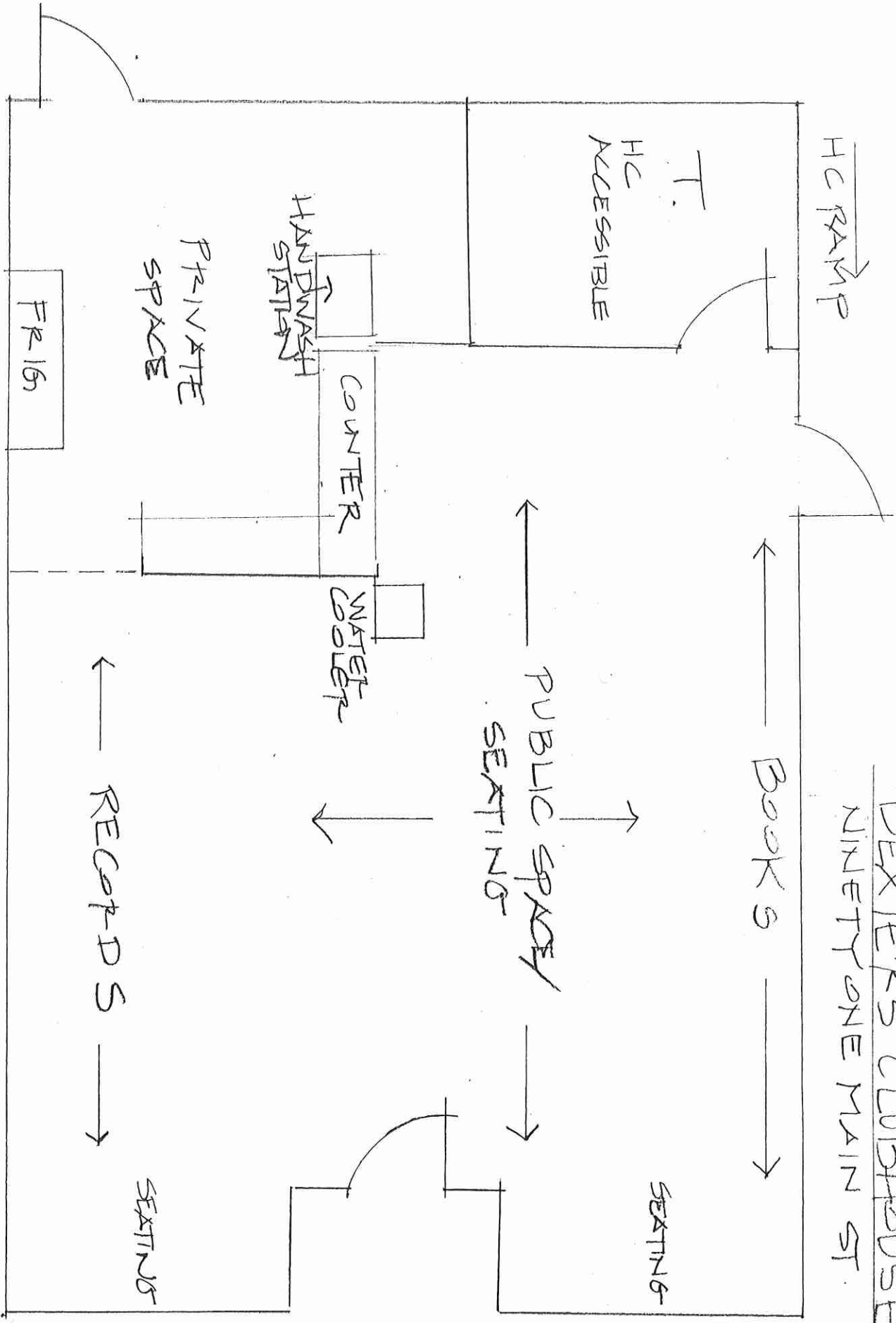
PRIVATE  
SPACE

RECORDS

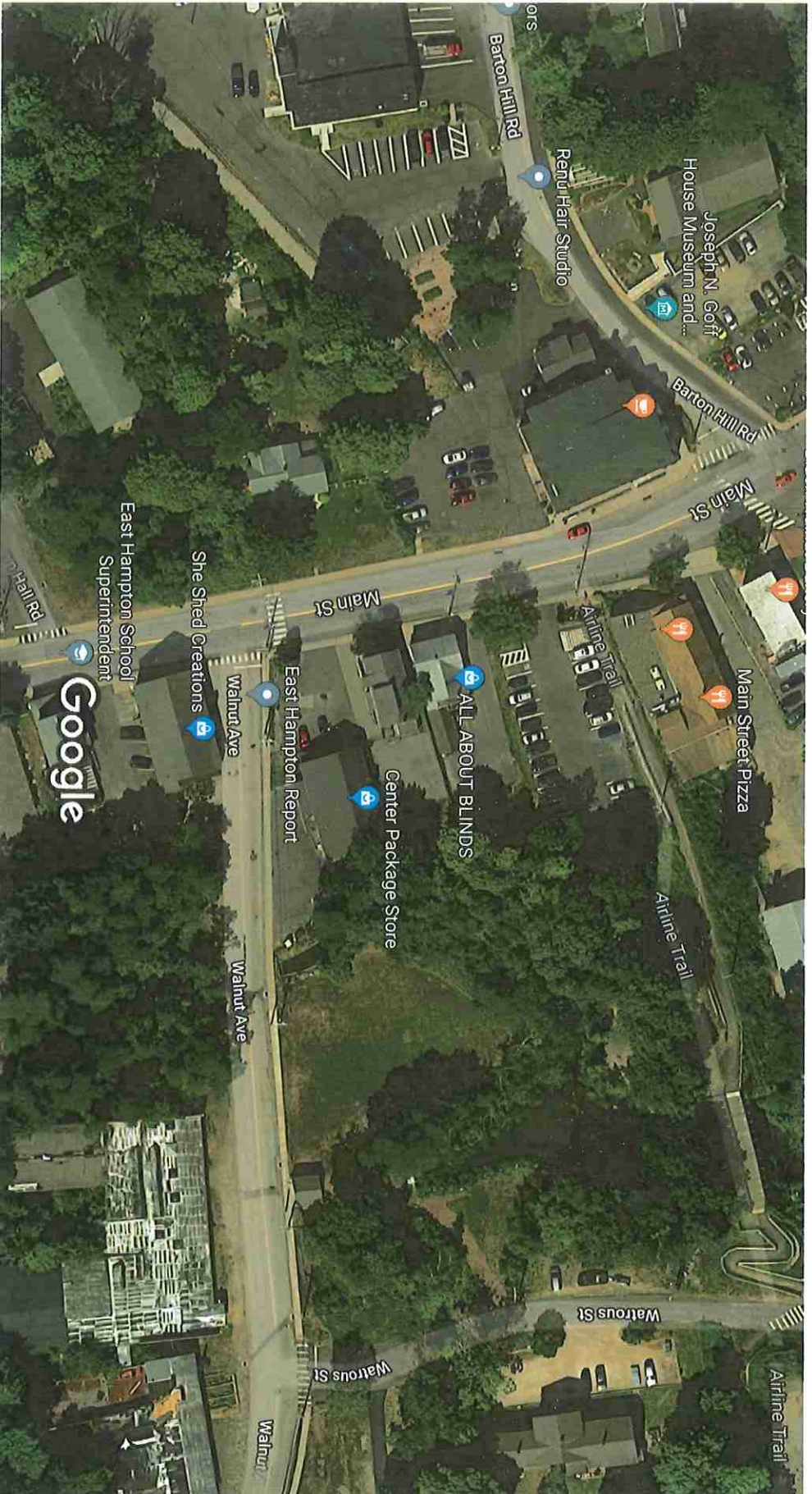
SEATING

FR 16

PROPOSED USED BOOKS.  
USED RECORDS. FRESH BEER  
1/4" = 1'-0" ± 900 FT<sup>2</sup>







Imagery ©2019 Google, Map data ©2019 Google 50 ft



**Request for Environmental Health Services**

(effective 7-1-17)

Application # \_\_\_\_\_ Town East Hampton  
 Property Location 91 Main St. Map 06A Block 60 Lot 3  
 Applicant Sheila Mullen Daytime Phone 860-881-8045  
 Address 47 Tambia Rd. East Hampton, CT 06424  
 Applicant's Signature [Signature] Date 2/20/19  
 Property Owner BIZMO Enterprises Daytime Phone \_\_\_\_\_  
 Address 73 Bay Rd. East Hampton, CT  
 Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Email Address JBA023@COMCAST.NET

Soil Testing/Per Lot (5 Test Holes)	\$140	\$ _____	_____
B100a Soil Testing	\$75	\$ _____	_____
Additional Test Holes	\$30	\$ _____	_____
Septic Re- Inspection Fee (work not ready/ not approved 2 <sup>nd</sup> request)	\$75	\$ _____	_____
Confirmatory Perc Test In fill	\$75	\$ _____	_____
Site Plan Review/Per Lot	\$125	\$ _____	_____
Engineered Septic Design Review	\$100	\$ _____	_____
Revised Site Plan Review	\$50	\$ _____	_____
Subdivision Review/Per Lot	\$70	\$ _____	_____
Revised Subdivision Plan Review	\$50	\$ _____	_____
Subdivision Review Sewered/Per Lot	\$35	\$ _____	_____
Subdiv. Rev Sewered /Per Lot-Revision	\$35	\$ _____	_____
Water Supply Well Permit	\$110	\$ _____	_____
Well Abandonment	\$75	\$ _____	_____
Central System Exception	\$100	\$ _____	_____
Day Care Inspection	\$95	\$ _____	_____
Barber/Beauty Salons	\$100	\$ _____	_____
Pools Inspection Routine	\$100	\$ _____	_____
Re-Inspection of Public Pool	\$100	\$ _____	_____
Pool Inspection fee late payment (due 60 days after notice)	\$50	\$ _____	_____
Bathing Beaches – Water Sampling/sample	\$20	\$ _____	_____

Main Office: 240 Middletown Avenue Unit 123, East Hampton 06424 rev 12.19.17

Tel: (860)365-0884 • Fax: (860) 365-0885

www.chathamhealth.org

## Castonguay, Christine

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**From:** DeCarli, Jeremy  
**Sent:** Wednesday, March 27, 2019 1:50 PM  
**To:** Castonguay, Christine  
**Subject:** FW: April 3rd Zoning Meeting

For Wednesday

Jeremy

*Get the latest information on the Route 66 Corridor Study at the [facebook page!](#)*

### Jeremy DeCarli

Planning & Zoning Official  
Town of East Hampton  
T: 860-267-9601  
E: [jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)  
[www.easthamptonct.gov](http://www.easthamptonct.gov)

Office Hours: M, W, Th: 8:00AM – 4:00pm  
T: 8:00AM – 6:30PM  
F: 8:00AM – 12:30PM

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**From:** Beverley Fisher <[bevfisher.gb@gmail.com](mailto:bevfisher.gb@gmail.com)>  
**Sent:** Wednesday, March 27, 2019 1:27 PM  
**To:** DeCarli, Jeremy <[jdecarli@easthamptonct.gov](mailto:jdecarli@easthamptonct.gov)>  
**Subject:** April 3rd Zoning Meeting

Good Afternoon. My name is Beverley Fisher and I am an East Hampton resident. My address is 14 Ellis Rd. I am unable to attend the April 3rd meeting but I would like to speak in favor of the new proposal business for 91 Main Street, Dexter's Tunes, Tales and Ales. I have been heartened by the recent revitalization of the downtown shops and feel this new business would be a welcomed addition. I feel that it will do much to bring more people into the downtown area, which will benefit all of the other shops and businesses. Furthermore I feel this type of business will add to the vibrancy of the downtown. As a resident I want to see a vibrant downtown that supports small and local businesses. Thank you. Yours Sincerely, Beverley Fisher

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