



Office Use Only

Project ID# PZC-19-004

Address: 11 N. Main

MBL: 1A/39A/28A

**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 _____
- 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: 3/13/19

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
www.easthamptonct.gov

RECEIVED
MAR 13 2019
BY: _____

PZC - 19-004
Date 3/13/19

Fee Paid \$210.⁰⁰
Check # 3110
Rec'd. By [Signature]

LOCATION 11 North Main Street

MAP 1A BLK 39A LOT 28A

PROJECT NAME A.B. BEEZ YOGURT / Restaurant

ZONE C

APPLICANT Theater Square LLC
ADDRESS 244 Middletown AVE

PHONE 860-267-6623
EMAIL WayneRand@Comcast.net

CONTACT PERSON Wayne Rand

PHONE _____
EMAIL _____

OWNER Theater Square LLC
ADDRESS 244 Middletown AVE

PHONE _____
EMAIL _____

SURVEYOR/ENGINEER Buscom Benjamin / TODD CLARK
ADDRESS _____

PHONE _____
EMAIL _____

ATTORNEY Michael Boiczuk
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 _____ OF THE ZONING REGS. FOR _____
- ___ 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 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 3/13/19

OWNER'S SIGNATURE [Signature] DATE 3/13/19

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.

PLANNING AND ZONING FEE SCHEDULE

Note: Each application requires an additional \$60 fee to be submitted to the State (effective 10/09)

\$ 60.00

SUBDIVISION APPLICATION & CONSERVATION SUBDIVISION

No. of lots _____

A fee of \$500 plus the sum of _____ \$ 150/ lot

1-5 lots _____ \$ 150/ lot

Plus a developer's fee of 3% of the bond filed for subdivisions requiring public improvements to be paid at the time bonds are filed with the Town and prior to any construction

SITE PLAN REVIEW

Residential/Commercial _____ \$ 150

Commercial, Industrial, Designed Development: Calculated by total sq ft of impervious surface

New Construction

Square Feet _____

Less than 3000 Sq Ft _____ \$ 150

3001 to 5,000 Sq Ft _____ \$ 250

5001 to 10,000 Sq ft _____ \$ 600

10,001 to 15,000 Sq ft _____ \$ 1100

For every additional 5000 Sq Ft _____ \$ 500

SPECIAL PERMIT

Special Permit _____ \$ 150

Commercial, Industrial, Designed Development: Calculated by total sq ft of impervious surface

New Construction

Square Feet _____

Less than 3000 Sq Ft _____ \$ 150

Less than 5000Sq Ft _____ \$ 300

5001 to 10,000 Sq Ft _____ \$ 600

10,001 to 15,000Sq Ft _____ \$ 1100

For every additional 5000 Sq FT _____ \$ 500

For Special Permits involving Commercial Properties fees increase by \$50

SITE PLAN MODIFICATION

Minor Amendment _____ \$ 50

Major Amendment _____ \$ 100

ZONING OR SUBDIVISION REGULATION TEXT CHANGE _____ \$ 300

CHANGE IN ZONING MAP _____ \$ 500

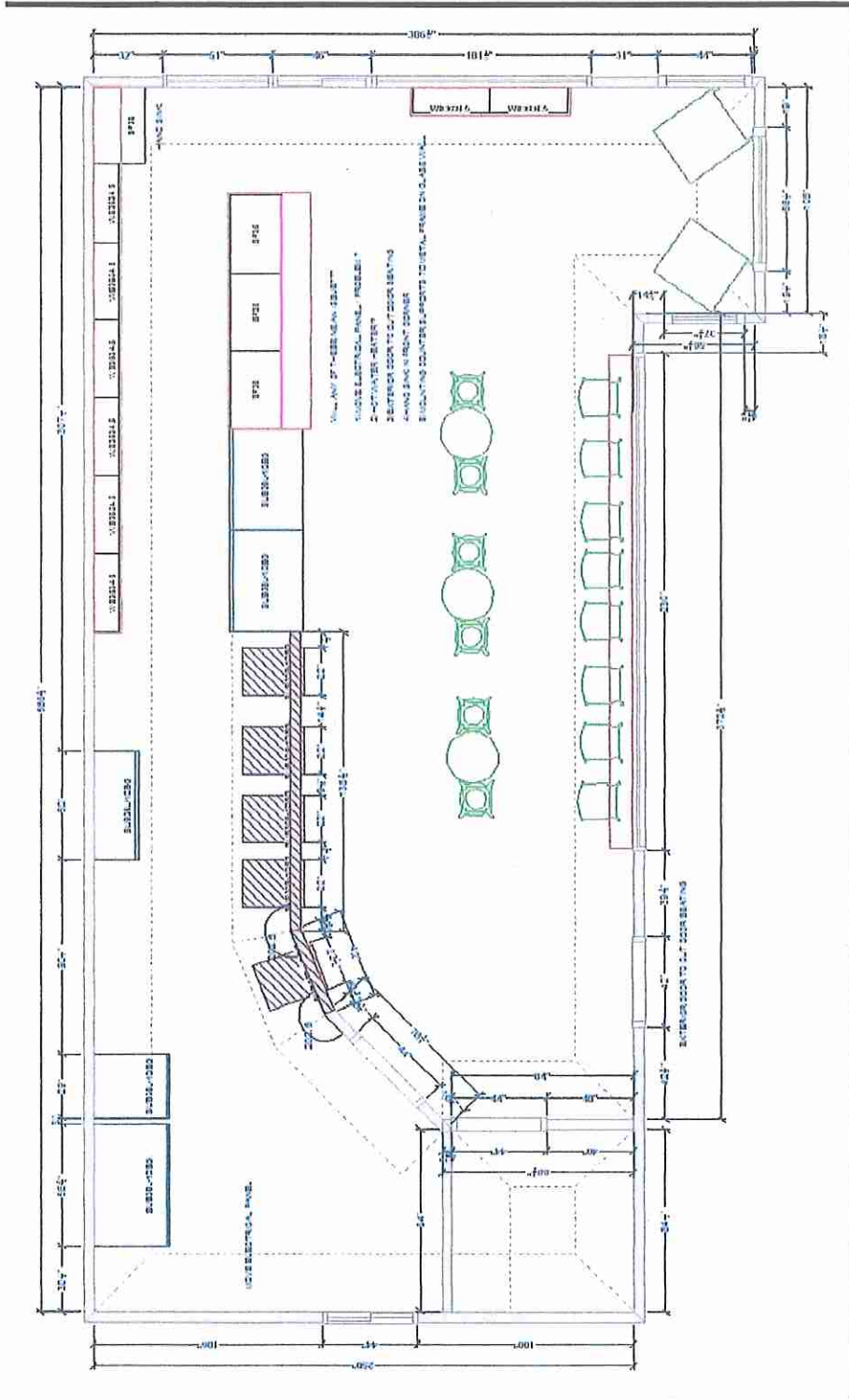
LAKE POCOTOPAUG PROTECTION AREA _____ \$ 75

APPLICATION FOR MULTI-FAMILY, ACTIVE ADULT AND HOD _____ \$ 1000

Number of unit's _____

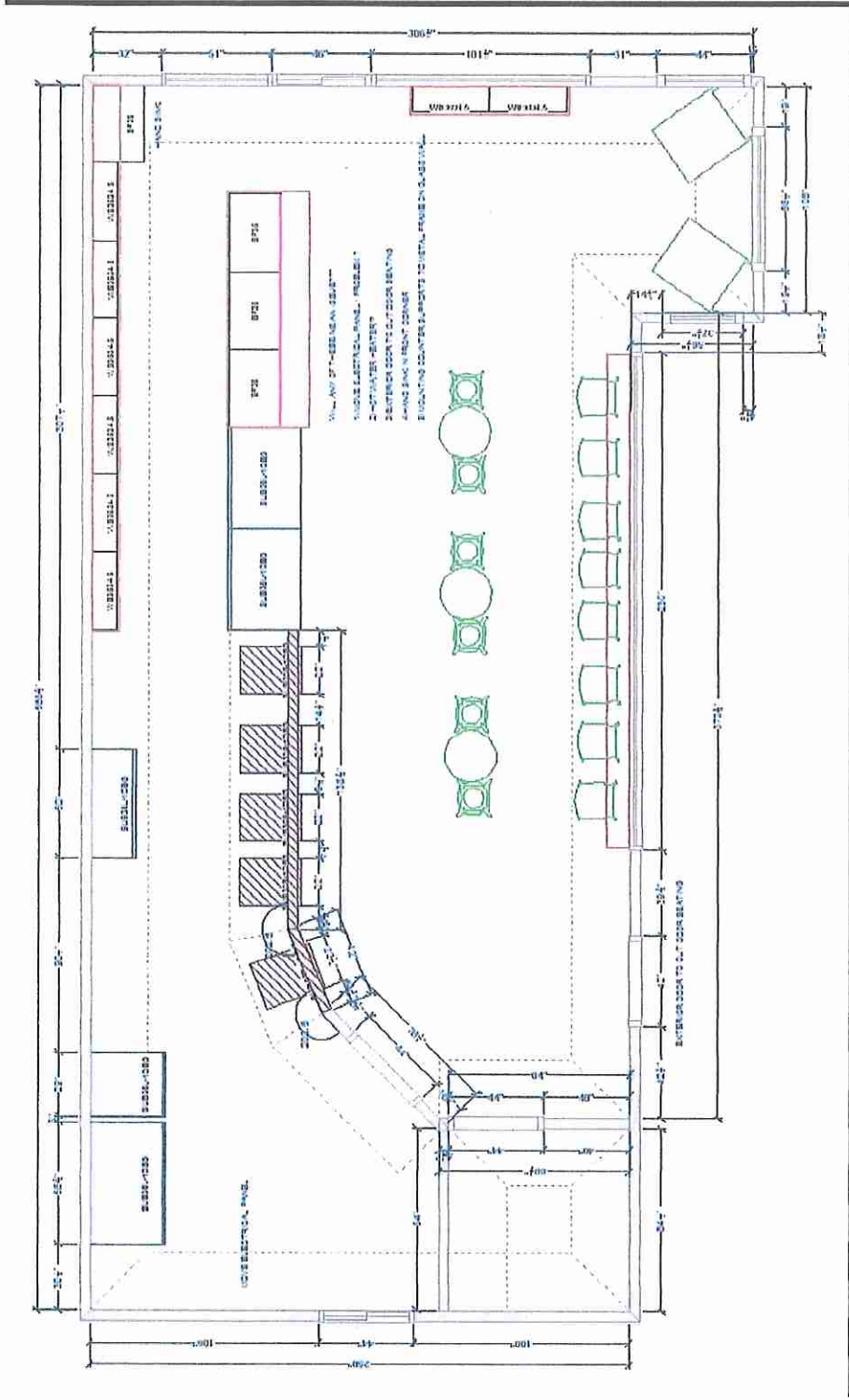
Plus the sum of _____ \$100/unit

Total _____



Reply | Reply All | Forward | Mark Unread | Actions | Go | Delete | Spam

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Request for Environmental Health Services
(effective 7-1-17)

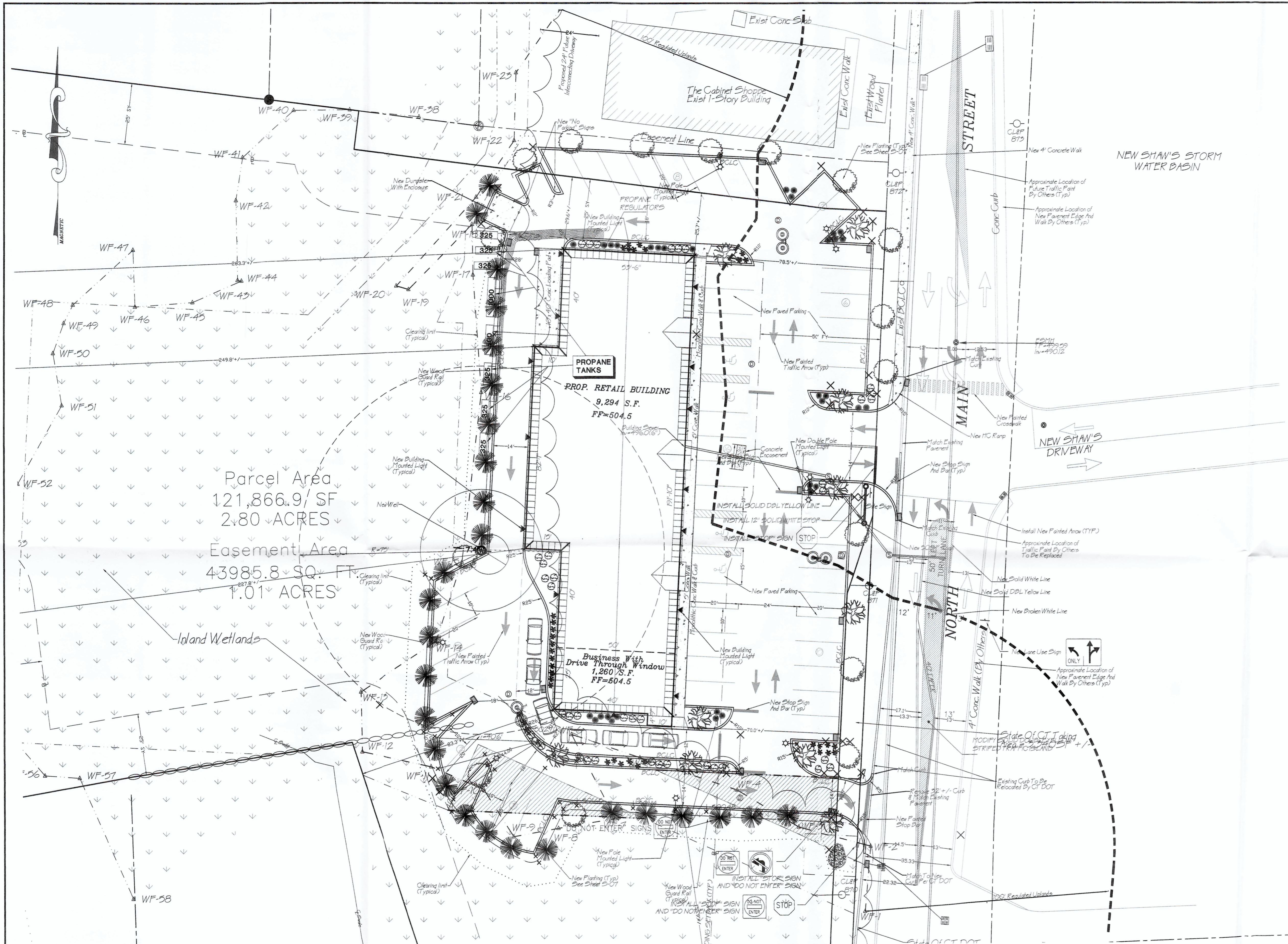
Application # _____ Town East Hampton
 Property Location 11 North Main St. Map 1A Block 394 Lot 28
 Applicant Theater Square Daytime Phone 860-267-6623
 Address 244 Middletown Ave. East Hampton 06424
 Applicant's Signature [Signature] Date 3/13/19
 Property Owner Wayne Rand Daytime Phone 860-267-6623
 Address 244 Middletown Ave. East Hampton, Ct. 06424
 Owner's Signature [Signature] Date 3/13/19
 Email Address WayneRand@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 nd 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	\$ _____	_____

BULK ZONING DATA TABLE			
"C" Commercial Zone District			
Town of East Hampton, Connecticut			
ITEM	REQUIRED	PROVIDED	REMARKS
USE		RETAIL	USE PERMITTED BY RIGHT
AREA OF WETLANDS		63,089 SF +/-	APPROXIMATE ONLY
MIN. LOT AREA	40,000 S.F.	123,785 SF +/-	
MAX BUILDING HEIGHT	35FT	26FT +/-	
MIN. LOT WIDTH	150FT	368.8FT +/-	MEASURED AT BUILDING LINE
MIN. LOT DEPTH	175FT	308FT +/-	
MIN. FRONT YARD	50 FT	70.0FT +/-	MEASURED FROM STATE DOT TAKING LINE
MIN. SIDE YARD	25 FT	25.7FT +/- (NORTH) 85.9FT +/- (SOUTH)	
MIN. REAR YARD	25 FT	227.5FT +/-	
MAX BUILDING COVERAGE	60%	8.6%	SEE GENERAL NOTE 2
OFF-STREET PARKING	52	52	SEE GENERAL NOTE 3

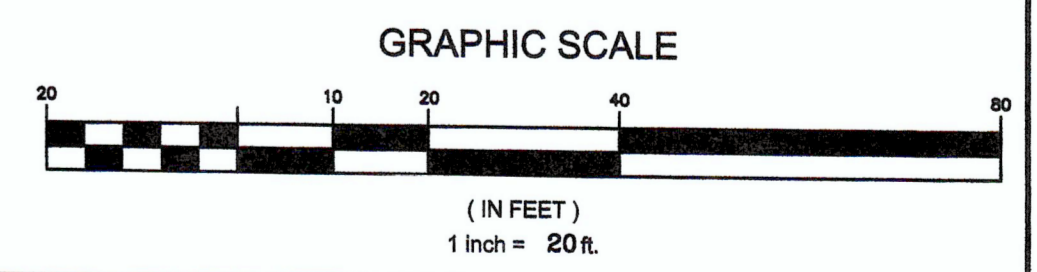
GENERAL NOTES

- PARCEL SITE IS ZONED COMMERCIAL ("C") AND IS APPROXIMATELY 2.84 ACRES IN AREA..
- BUILDING COVERAGE CALCULATION:
 - PROP. BUILDING AREA = 9294+1260 = 10,554SF
 - LOT AREA = 122,958.9SF
 - BUILDING COVERAGE = 10,554/122,958.9 = 0.086 = 8.6%
- PARKING CALCULATIONS:
 - RETAIL USE: REQ'D PARKING = 2 SPACES + 1 SPACE/160SF NET FLOOR AREA
NET RETAIL = 2/3 GROSS = 2/3 x 9294 = 6,196SF
REQ'D PARKING = 2 + (6196SF x 1/160) = 40.7 SPACES
 - BANK USE: REQ'D PARKING = 1 SPACE/160SF NET FLOOR AREA + 1SPACE/EMPLOYEE
NET BANK AREA = 2/3 GROSS = 2/3 x 840SF
ASSUME 6 EMPLOYEES REQUIRED.
REQ'D PARKING = (840SF x 1/160) + 6 = 11.25 SPACES
 - TOTAL REQUIRED PARKING = 40.7 + 11.25 = 51.95 = 52 SPACES
 - TOTAL PROVIDED PARKING = 52 SPACES
 - TOTAL REQUIRED HANDICAP PARKING = 3 SPACES (51-75 SPACES TOTAL)
TOTAL PROVIDED HANDICAP PARKING = 4 SPACES
- REQUIRED LOADING: 1 SPACE PER 5,000SF (UP TO 20,000SF)
1 LOADING SPACE REQUIRED AND PROVIDED (10' WIDE X 40' LONG X 14' HIGH)
- TOTAL PROPOSED WETLAND ACTIVITIES ARE AS FOLLOWS:
SEE PLAN SHEET S-08 FOR AREAS AND MITIGATION PLAN.
 - TOTAL WETLAND ACTIVITIES = 3,967SF +/-
 - TOTAL WETLAND REGULATED UPLAND ACTIVITIES = 36,245SF +/-
- SIGNAGE:
 - FIXED SIGN (BUILDING MOUNTED):
ALLOWED 1.5 SF PER FOOT OF BUILDING FRONTAGE ("C" ZONE)
BUILDING FRONTAGE = 191 FEET
ALLOWABLE SIGN AREA = 1.5 x 191 = 286.5SF
PROPOSED SIX (6) INDIVIDUAL BUILDING MOUNTED SIGNS
TOTAL AREA OF ALL SIGNS NOT TO EXCEED 286.5 SF
 - FREE STANDING SIGN:
MAXIMUM ALLOWED SIGN AREA = 50SF



Parcel Area
121,866.9 / SF
2.80 ACRES

Easement Area
43985.8 / SQ. FT.
1.01 ACRES



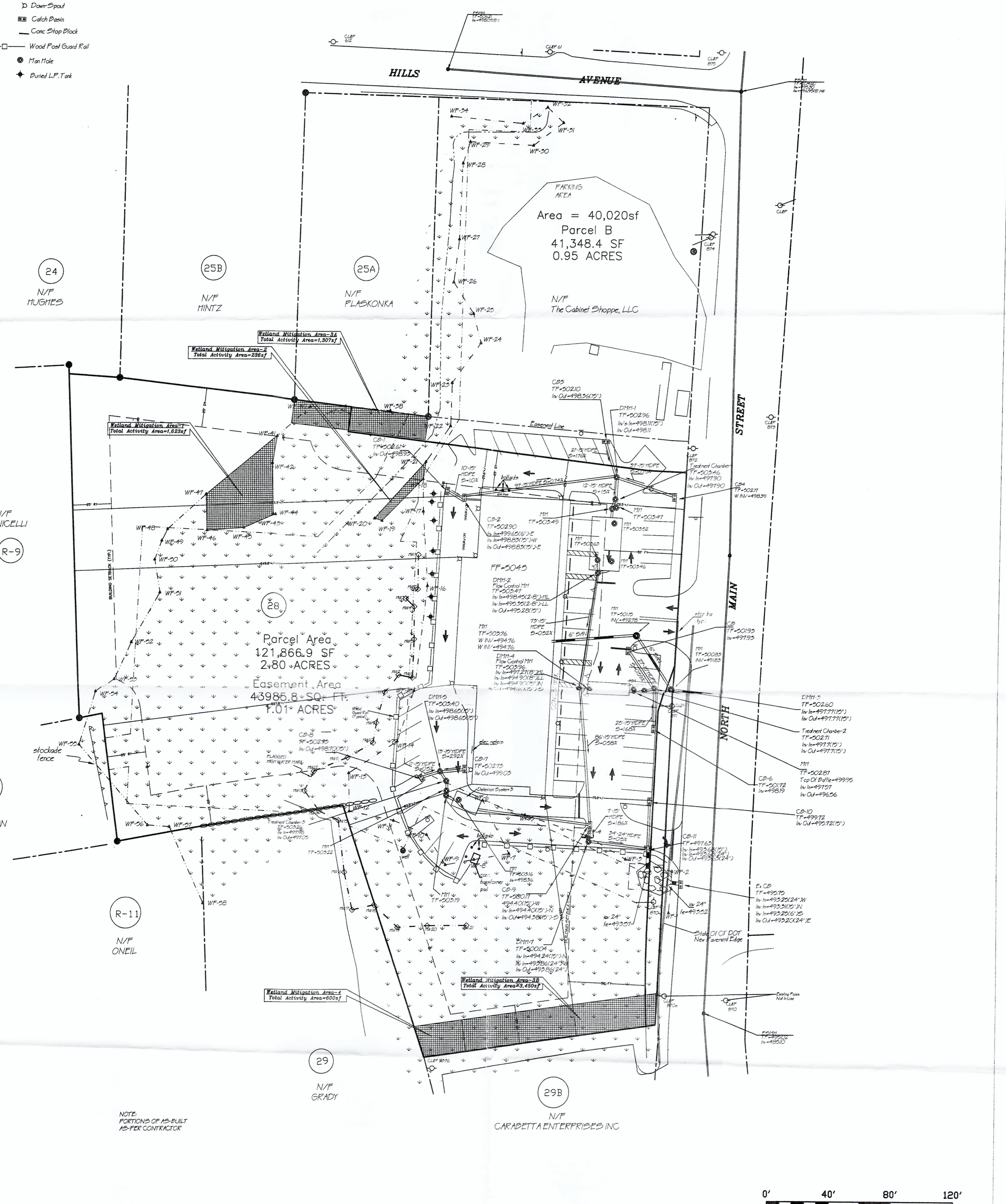
REVISED OCT. 2, 2007
ADDED:
PROPOSED PROPANE TANKS AND PROPANE LINES TO BUILDING
PROPOSED DRIVE LINE FROM BUILDING TO STREET
INDICATED NEAREST DISTANCE FROM WETLANDS (14')

Eric P. Frazee
260 509-7333

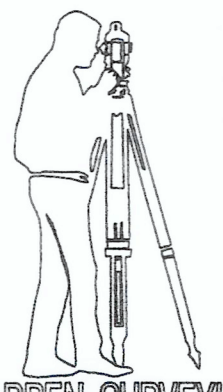
<p>CHATHAM ENGINEERING, Inc CONSULTING ENGINEERS 42 East High Street East Hampton, Connecticut 06424 Tel. 860-267-4100 Fax 860-267-8891</p>	<p>NOTICE: THESE DOCUMENTS ARE PROTECTED UNDER A COPYRIGHT ©2006 THESE DRAWINGS OR ANY INFORMATION CONTAINED HEREON, SHALL NOT BE DUPLICATED IN PART OR WHOLE FOR ANY OTHER PROJECT, LOCATION, SITE OR OWNER, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THESE DRAWINGS SHALL REMAIN THE PROPERTY OF THE ENGINEER.</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>LTR</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Submit for Permit Review</td> <td>6/23/06</td> </tr> <tr> <td>B</td> <td>Revised per Client Review</td> <td>6/27/06</td> </tr> <tr> <td>C</td> <td>Revised per Staff Comments</td> <td>9/21/06</td> </tr> <tr> <td>D</td> <td>Revised per Staff Comments</td> <td>10/10/06</td> </tr> <tr> <td>E</td> <td>Revised per Staff Comments</td> <td>10/30/06</td> </tr> <tr> <td>F</td> <td>Post-Approval Revisions</td> <td>1/25/07</td> </tr> </tbody> </table>	LTR	DESCRIPTION	DATE	A	Submit for Permit Review	6/23/06	B	Revised per Client Review	6/27/06	C	Revised per Staff Comments	9/21/06	D	Revised per Staff Comments	10/10/06	E	Revised per Staff Comments	10/30/06	F	Post-Approval Revisions	1/25/07	<p>SITE LAYOUT PLAN for THEATER SQUARE A Commercial Development</p> <p>PREPARED FOR Theater Square, LLC FOR PROPERTY LOCATED AT North Main Street TOWN OF EAST HAMPTON, CONNECTICUT</p>	<p>Sheet No. S-04 SHEET 4 OF 10</p> <p>Scale: 1" = 20'</p> <p>Date JUNE 2006</p> <p>Project No. 26008</p>
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<p>NOT VALID WITHOUT ALIVE SIGNATURE AND IMPOSED SEAL AFFIXED HEREON</p> <p>TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREOF</p> <p>WARREN SURVEYING 6255007A, WARREN ILS, 10/14</p>																									

LEGEND

- Light Pole
- ▷ Down-Spout
- ▣ Catch Basin
- Conc Stop Block
- Wood Post Guard Rail
- Man Hole
- ◆ Buried L.P. Tank



NOTE:
PORTIONS OF AS-BUILT
AS-PER CONTRACTOR



WARREN SURVEYING

NOT VALID WITHOUT A LIVE
SIGNATURE AND EMBOSSED
SEAL AFFIXED HEREON

TO MY KNOWLEDGE AND BELIEF
THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON

Gregory P. Warren
GREGORY P. WARREN L.S. 16974

THEATER SQUARE NORTH MAIN STREET EAST HAMPTON, CONNECTICUT AS-BUILT		
Drawn By:	Date:	Warren Surveying 138 Hidden Lake Road Higganum, CT 06441 (860)345-7311
G.P.W.	Jan 15, 2008	
Scale:	Project No:	
1" = 40'	SM OF 1	2109-12-2008-006

MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT
AGENCIES SECTIONS 20-200b-1 THROUGH 20-200b-20 AND THE "STANDARDS
SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE
CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
OF SURVEY: IMPROVEMENT LOCATION SURVEY
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
CLASSIFICATION OF ACCURACY: A-2

