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May 13, 2020

East Hampton Planning and Zoning Commission
Attn: Mr. Jeremy DeCarli, Director of Planning
1 Community Drive
East Hampton, CT 06424

Re: Edgewater Hill Enterprises, LLC – 2 Lot Resubdivision

Dear Jeremy:

As you are aware, this office represents Edgewater Hill Enterprises, LLC, Edgewater Hill Apartments, LLC, Edgewater Hill Properties, LLC and Edgewater Homes I, LLC, the current developers of the Edgewater Hill Mixed Use Lifestyle Community located on the southeasterly side of East High Street (Connecticut Route 66) in the Town of East Hampton, Connecticut. On behalf of our client, Edgewater Hill Enterprises, LLC, we hereby submit an application to the Town of East Hampton Planning and Zoning Commission for a 2 lot resubdivision of a portion of the Mixed Use Development District property which is owned of record by Edgewater Hill Enterprises, LLC. The subdivision application, and the development which it is intended to foster, is consistent with the Master Plan for the Edgewater Hill Community previously approved by the East Hampton Planning and Zoning Commission.

Proposed Lot 1, located on the southeasterly side of East High Street, is intended to accommodate Market Square 2, a mixed use building with commercial and/or restaurant uses on the first floor and residential uses on the upper two floors. We are submitting, for consideration, contemporaneously with the resubdivision application, a site plan application for the development of Market Square-2.

Proposed Lot 2, located southeasterly of East High Street, and depicted on Sheet 2 of 2 of the resubdivision plan, is intended to accommodate multi-family residential development. We anticipate submitting a site plan for consideration by the Town of East Hampton Planning and Zoning Commission for this phase of Edgewater Hill later this year.

Submitted herewith and constituting the application for re-subdivision approval by the Town of East Hampton Planning and Zoning Commission are the following:

Z:\Edgewater Hill Enterprises, LLC\Resubdivision Lots 1 & 2\P&Z\tr.Town re Submission.docx

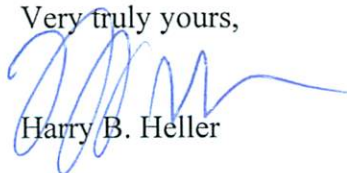
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1. Ten (10) copies of the “Minimum Requirements for Submission of Application to Planning and Zoning Commission”, which has been executed by the Manager of Edgewater Hill Enterprises, LLC.
2. Ten (10) copies of the Re-Subdivision Application and Lake Pocotopaug Protection Area Application submitted to the East Hampton Planning and Zoning Commission with the Fee Calculation Schedule attached thereto.
3. Ten (10) prints of the re-subdivision plan entitled “Property Survey ‘Resubdivision Plan’ Prepared For Edgewater Hill Enterprises, LLC East High Street – East Hampton, Connecticut Scale: 1” = 80’ Date: May 2020 Job I.D. No. 20-2795-3 Sheet Nos. 1 of 2 and 2 of 2” prepared by Boundaries L.L.C.
4. An Authorization signed by the owner and applicant authorizing the law firm of Heller, Heller & McCoy and the engineering/surveying firm of Boundaries, L.L.C. to represent its interests in all proceedings before the Town of East Hampton Planning and Zoning Commission with respect to the re-subdivision application.
5. Ten (10) copies of the list of abutting property owners and owners of property located directly across the street from the application parcel.
6. Our client’s check in the amount of \$435.00 representing payment of the 2 lot resubdivision fee in the amount of \$300.00, the Lake Pocotopaug Protection Area review fee in the amount of \$75.00 and the State fee in the amount of \$60.00.

Request is hereby made that you place this matter on the agenda of the June 3, 2020 meeting Town of East Hampton Planning and Zoning Commission. Request is further made that a public hearing on the resubdivision application be scheduled for the July 1, 2020 meeting of the East Hampton Planning and Zoning Commission.

Should you have any questions, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb