



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

RECEIVED
MAY 31 2023
TIME _____

PZC -23-013
Date 5-21-23

Fee Paid _____
Check # _____
Rec'd. By _____

LOCATION 9 Young street

MAP 30 BLK 33 LOT 7A

PROJECT NAME M&J BUS School Bus storage lot

ZONE I

APPLICANT M&J BUS, Inc.
ADDRESS 130 Fingham Hill Road, Old Saybrook, CT 06475

PHONE 860-388-6782
EMAIL Jhipsher@mjbustac.com

CONTACT PERSON Jim Hipsher

PHONE 860-250-0870
EMAIL Jhipsher@mjbustac.com

OWNER M&J BUS
ADDRESS 130 Fingham Hill Rd., Old Saybrook, CT 06475

PHONE 860-388-6782
EMAIL Jhipsher@mjbustac.com

SURVEYOR/ENGINEER John Paul Mercein, L.S. CFM
ADDRESS 191 Boston Post Rd., E. Lyme, CT 06333

PHONE 860-442-2201
EMAIL JP@jmercein.com

ATTORNEY _____
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 _____
- X 4. SPECIAL PERMIT--SECTION 5.306 OF THE ZONING REGS. FOR School Bus Storage yard
- 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 [Signature] DATE 5-31-23

OWNER'S SIGNATURE [Signature] DATE 5-31-23

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.

\$ 210 owed

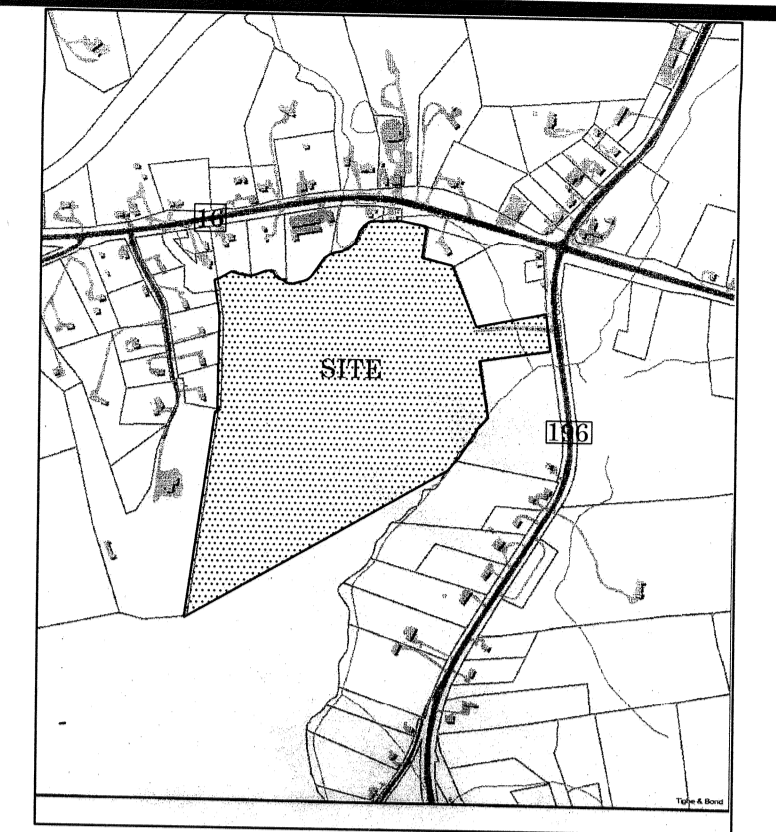
LEGEND

- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- EDGE OF WETLANDS & FLAG

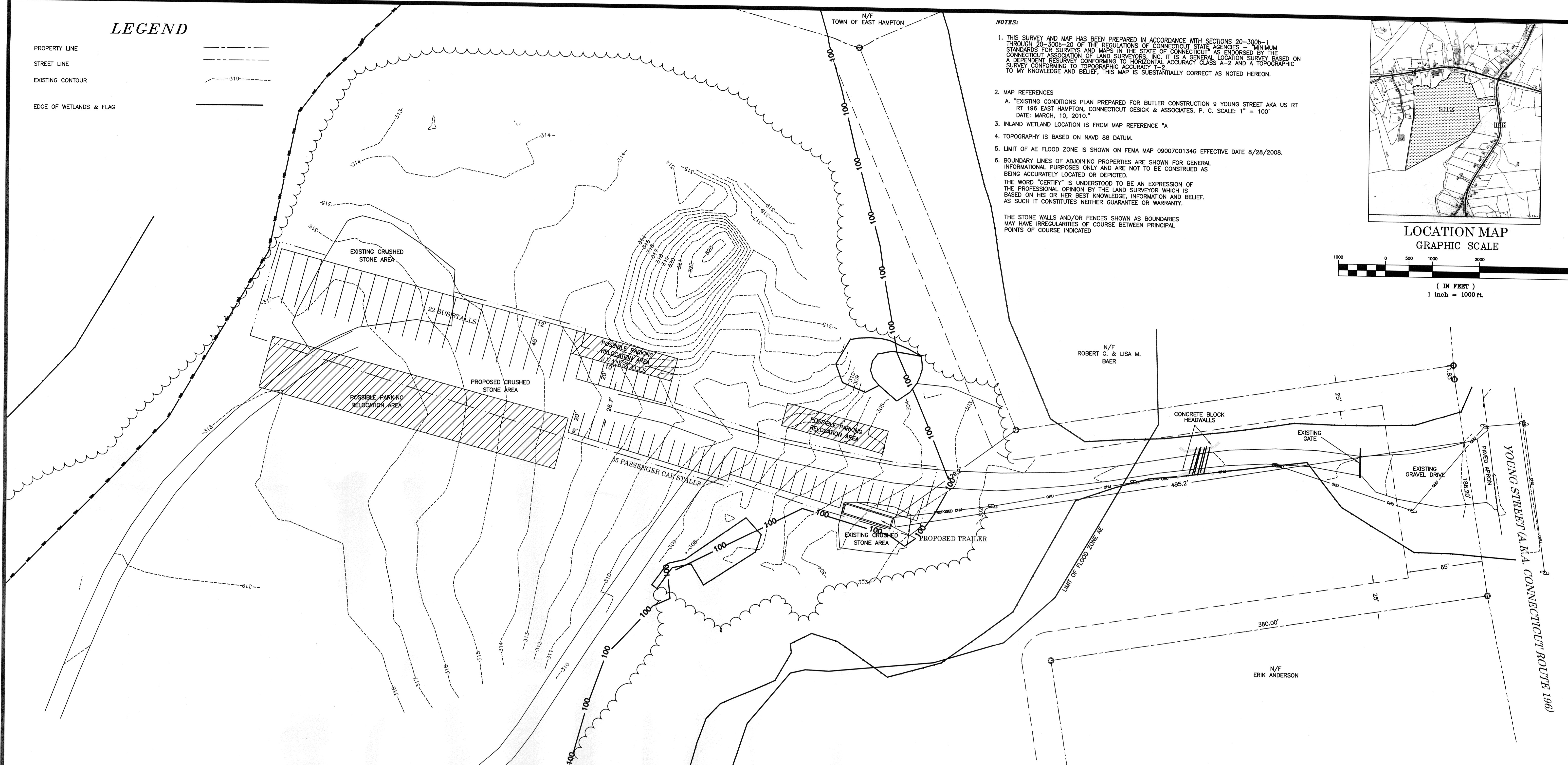
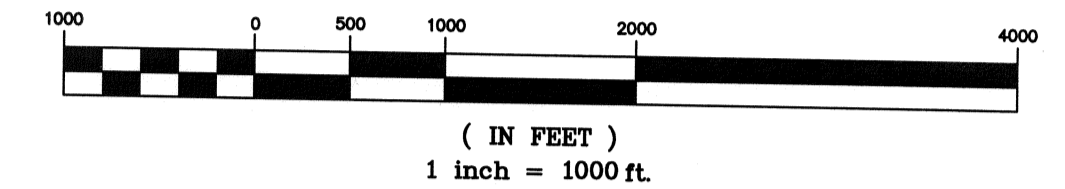
NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A GENERAL LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO TOPOGRAPHIC ACCURACY 1-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
2. MAP REFERENCES
 - A. "EXISTING CONDITIONS PLAN PREPARED FOR BUTLER CONSTRUCTION 9 YOUNG STREET AKA US RT RT 196 EAST HAMPTON, CONNECTICUT GESICK & ASSOCIATES, P. C. SCALE: 1" = 100' DATE: MARCH, 10, 2010."
3. INLAND WETLAND LOCATION IS FROM MAP REFERENCE "A"
4. TOPOGRAPHY IS BASED ON NAVD 88 DATUM.
5. LIMIT OF AE FLOOD ZONE IS SHOWN ON FEMA MAP 09007C0134G EFFECTIVE DATE 8/28/2008.
6. BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.



**LOCATION MAP
GRAPHIC SCALE**



N/F
ROBERT G. & LISA M.
BAER

N/F
ERIK ANDERSON

TRAILER LOCATION NOT A PERMANENT STRUCTURE

ZONING COMPLIANCE CHART

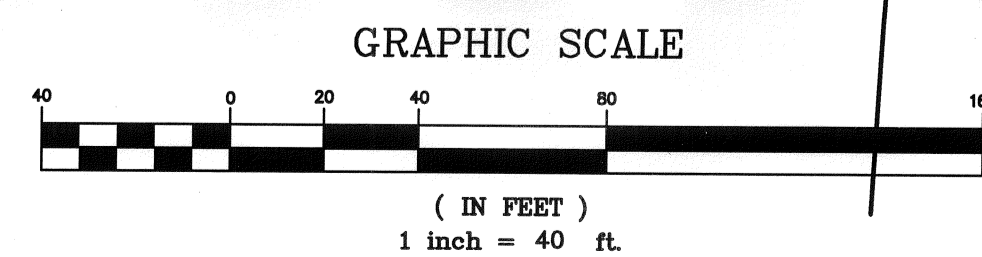
ZONE 1 - INDUSTRIAL

ITEM	REQ'D	PROVIDED
MINIMUM LOT AREA	40,000 S.F.	2,317,401 S.F.
MINIMUM LOT WIDTH	150 FT.	150 FT.
MINIMUM LOT DEPTH	175 FT.	1,797.6 FT.
MINIMUM LOT FRONTAGE	100 FT.	200.03 FT.
MAXIMUM BUILDING COVERAGE	50%	<1.0%
MINIMUM FRONT SETBACK	65 FT.	495.2 FT.
MINIMUM SIDE SETBACK	25 FT.	129.2 FT.
MINIMUM REAR SETBACK	50 FT.	1,215.5 FT.
MAXIMUM BUILDING HEIGHT	40 FT.	ONE STORY TRAILER

GENERAL LOCATION
SHOWING PROPOSED OFFICE TRAILER
AND BUS & VAN PARKING
PREPARED FOR
M & J BUS, INC.
9 YOUNG STREET (A.K.A. CONNECTICUT ROUTE 196)
EAST HAMPTON, CONNECTICUT
MAP 30 BLOCK 33 LOT 7A
SCALE: 1" = 40'

DATE: MAY 31, 2023

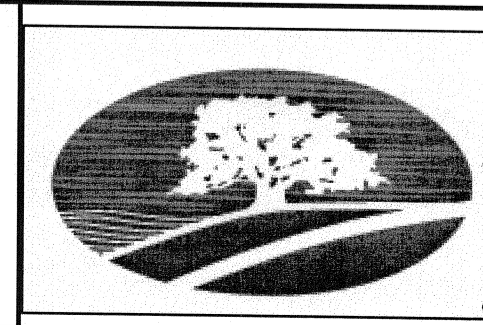
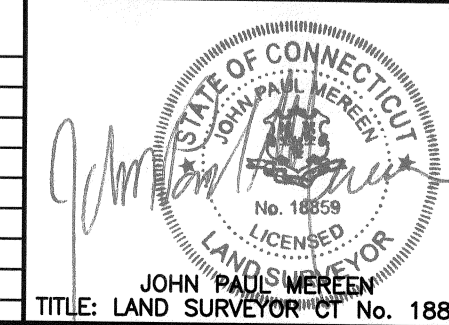
JOB # 23-031



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

John Paul Merein
JOHN PAUL MEREEN
TITLE: LAND SURVEYOR CT No. 18859
DATE: MAY 31, 2023

DATE	REVISION



GERWICK - MEREEN L.L.C.
191 BOSTON POST ROAD P.O. BOX 565
EAST LYME, CONNECTICUT 06333
TEL. (860)442-2201 FAX. (860)442-2205

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