



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

JAN 24 2023
TIME walkin

PZC -23-001
Date _____

Fee Paid \$210.00
Check # 108
Rec'd. By 8

LOCATION 20 EAST High

MAP OSA BLK 6A LOT 5A

PROJECT NAME Two Brothers Cafe

ZONE _____

APPLICANT Two Brothers Cafe LLC

PHONE 860-467-3946
EMAIL TwoBrosCafe@gmail.com

ADDRESS PO Box 158 Cobalt 06414

CONTACT PERSON Samuel Valentin

PHONE 860-634-9729
EMAIL TWOBROScafe@gmail.com

OWNER Twenty High LLC

PHONE 860-267-6623
EMAIL Wayne@randct.com

ADDRESS 244 MIDDLETOWN AVE

SURVEYOR/ENGINEER _____
ADDRESS _____

PHONE _____
EMAIL _____

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 _____
- 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 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 _____ DATE 1/24/23

OWNER'S SIGNATURE WWR DATE 1/24/23

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

Project ID# P2C-23-001

Address: 20 East High

MBL: OSA/62/SA

RECEIVED PLANNING & ZONING COMMISSION
TOWN OF EAST HAMPTON
JAN 24 2023
TIME WALK-IN

**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

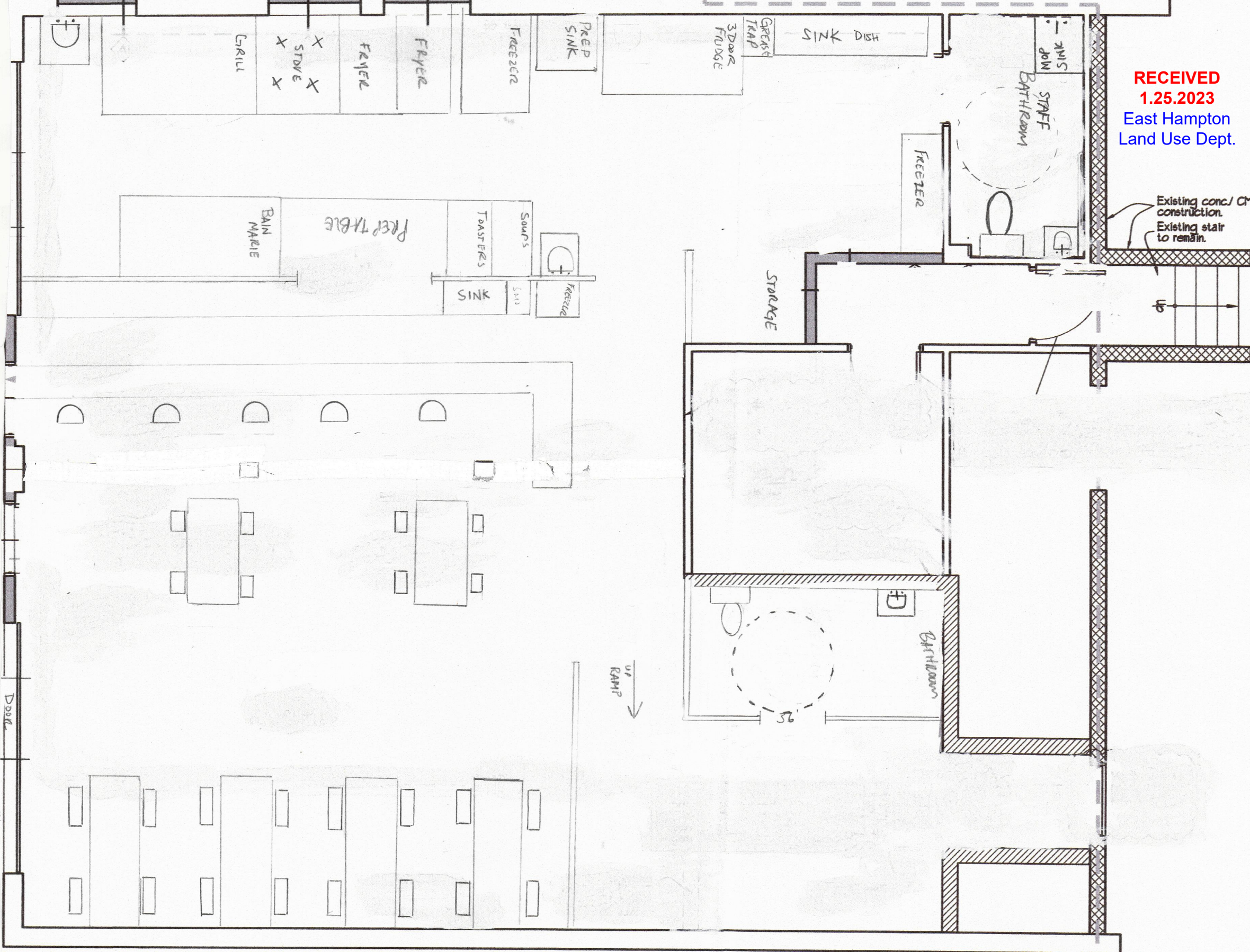
I certify that this application is complete.

Signature of Applicant: [Signature] Date: 01/24/23

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

Only Complete Application Packages Will Be Accepted

RECEIVED
1.25.2023
East Hampton
Land Use Dept.



Existing conc./ CM
construction.
Existing stair
to remain.

5

UP
RAMP

BATHROOM

STORAGE

FREEZER

STAFF
BATHROOM

SINK DISH

GREASE
TRAP

3 DOOR
FRIDGE

PREP
SINK

FREEZER

FRYER

FRYER

X
STOVE
X

GRILL

DOOR

SOAPS
TOASTERS

SINK

FREEZER

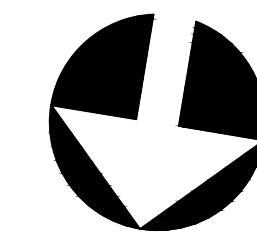
BAIN
MARIE

PREP TABLE

DOOR

DOOR

NORTH



EROSION CONTROL INTENT

THE EROSION CONTROL PLAN IS INTENDED TO MINIMIZE THE MOVEMENT OF MATERIAL INTO ADJACENT WETLANDS AND WATERCOURSES BY ONE OR MORE OF THE FOLLOWING:

- A. LIMIT THE TIME OF BARE SOIL EXPOSURE. ONCE EXCAVATION OR FILL HAS BEEN COMPLETED AND WITHOUT WAITING UNTIL THE ENTIRE SITE IS READY, PROVIDE SOME TYPE OF GROUND COVER AS SPECIFIED. INSTALL MULCH, TEMPORARY SEEDING, OR PERMANENT SEEDING. SLOPES SHOULD BE PERMANENTLY SEED AS SOON AS FORMING IS COMPLETED.
- B. THE USE OF MULCH, TEMPORARY SEEDING OR JUTE MESH WILL BIND THE SOIL BY ABSORBING AND SPREADING HEAVY RAIN CONCENTRATIONS AND MINIMIZING EROSION.
- C. A TEMPORARY LINING SHOULD BE USED IN THE BOTTOM OF SWALES TO SLOW VELOCITY OF THE STORMWATER AND PREVENT EROSION. THIS ALSO SETTLES OUT MANY OF THE FINE SILTS. SEE SWALE CHART FOR CHANNEL LINING DETAILS. CONTROL OF SHEET FLOW.
- D. THE USE OF SILT FENCE ANCHORED AS REQUIRED, WILL CONTROL SHEET FLOW AS LONG AS THE WATER VOLUME IS NOT GREAT. IN SOME CASES, WHERE THE FLOW IS GREAT ENOUGH, THE FENCE SHOULD BE BACKED UP BY HAY BALES TO PROVIDE STRENGTH AGAINST THE FENCE TIPPING OVER DUE TO THE WATER VOLUME. ACCUMULATED SILT SHOULD BE PERIODICALLY CLEANED FROM IN FRONT OF THE SILT FENCE AND BURIED.
- E. THE CONTROL AND REMOVAL OF ALL SILT IS NOT POSSIBLE, BUT BY CAREFUL APPLICATION OF THE REQUIREMENTS OF THIS PLAN COMBINED WITH CONTRACTOR CONCERN WILL GREATLY IMPROVE THE QUALITY OF BOTH THE SITE AREAS AND THE OFF-SITE AREAS.

CONSTRUCTION TIME SCHEDULE

- 1. All erosion control measures shall be in place and inspected prior to start of construction.
- 2. The pavement, wall and existing sidewalk demolition as well as limited clearing and topsoil removal required can begin after Town inspector sign-off.
- 3. Loam and fill stockpile areas shall be seeded per the temporary seeding schedule as soon as possible with minimal disturbance after that time. This excludes the gravel material staging area piles.
- 4. Contractor shall perform all grading activities to achieve the proposed elevations.
- 5. After bulk rough grading activities are done, Contractor shall install the proposed drainage system, including the underground detention system, construct the proposed retaining wall, install fencing and install pavement to binder course.
- 6. The Contractor shall install all landscaping and place a min of 4" of topsoil, seed, fertilize and mulched in accordance with these plans.
- 7. After all Final landscaping is done contractor shall install the final bit course in the paved area.
- 8. All erosion control measures will remain in place until final sign-off from the Town E&S inspector.

PLANTING NOTES:

- 1. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT LIST AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN GOVERNS.
- 2. SUBSTITUTIONS PERMITTED ONLY UPON WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- 3. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
- 4. CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
- 5. ALL MATERIALS & CONSTRUCTION METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS FOR NURSERY STOCK.
- 6. NONE OF THE PLANTING SPECIFIED ARE INVASIVE SPECIES NOR ARE ON THE CONNECTICUT INVASIVE PLANT LIST.
- 7. ALL TREE STAKING OR GUYING SHALL BE DONE IMMEDIATELY AFTER PLANTING, BUT IN NO INSTANCE MORE THEN 24 HOURS AFTER PLANTING. SEE STAKING/GUYING DETAIL. AT COMPLETION OF MAINTAIN PERIOD REMOVE ALL STAKES, FLAGS, GUY'S, TREE WRAP & ANCHORS.
- 8. ALL LAWN AND PLANTING AREA SOIL PREPARATION SHALL BE FERTILIZED AND AMENDED ACCORDING TO RECOMMENDATIONS OF A SOIL ANALYSIS PROVIDED BY AN APPROVED SOIL TESTING LABORATORY.

PLANT LIST:

CODE	QTY.	BOTANICAL NAME INSTALLED MATURE	COMMON NAME	ROOT	PLANTING SIZE	SIZE	COMMENTS
AGA	6	AMELANCHER x G. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B&B	8-10' ht.	25' ht.	Clump Form
PCC	6	PYRUS CALLER. 'CLEVELAND SELECT'	CLEVELAND SELECT (CHANTICLEER) PEAR	B&B	2.5-3" col.	30' ht.	Matched Form
CAV	14	CLETHRA ALNIFOLIA 'VANILLA SPICE'	VANILLA SPICE SUMMERSWEET	CONT.#5	3-4' ht	5-6' ht..	
JUN	33	JUNIPERUS PROCUMBENS 'NANA'	JAPANESE GARDEN JUNIPER	CONT.#3	12" ht.		
FG	28	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	CONT.#5	1-2' ht.	3-4' ht.	

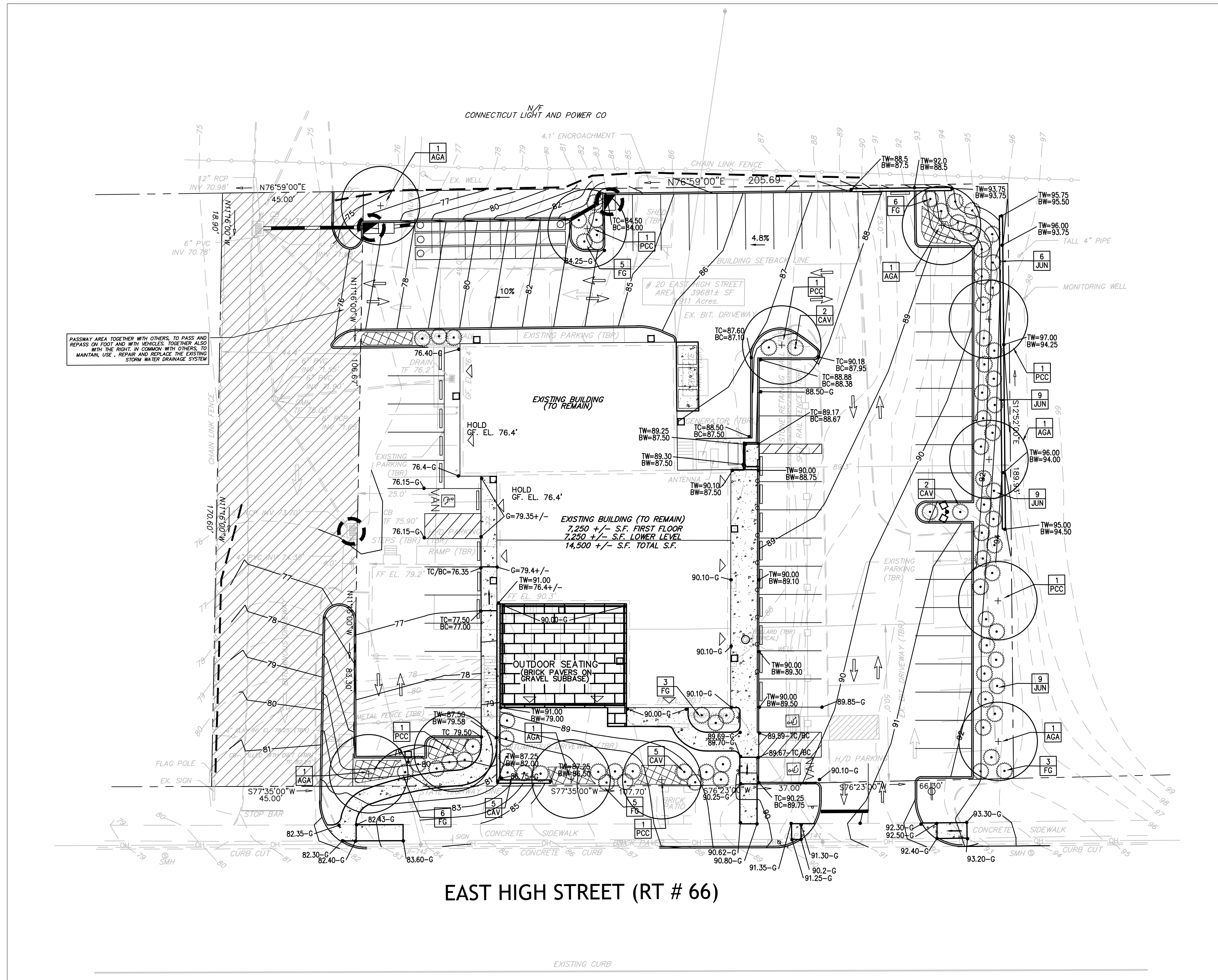
TREES:
SHRUBS:

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.



EAST HIGH STREET (RT # 66)

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

Per Section 8-26c of the Connecticut General Statutes, as amended, approval automatically expires _____ if all physical improvements required by this plan are not completed by that date.

The Subdivision Regulations of the Town of East Hampton Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications made by the Commission. Any Such Variances or modifications are on file in the office of the Commission.

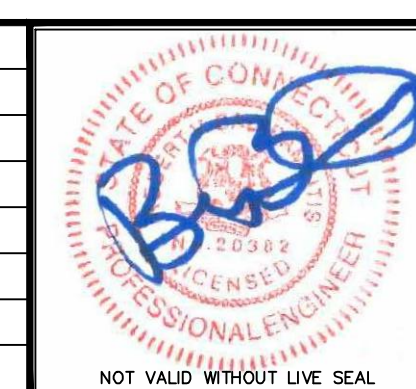
Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

#	DATE	DESCRIPTION



PROPOSED LANDSCAPING AND EROSION SEDIMENT CONTROL PLAN

Former Town Hall parcel
20 East High Street (Rte 66)
East Hampton, Connecticut

Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallingford, Connecticut 06492
(203) 915-8301, baltra@aol.com

DATE: March 15, 2022	SCALE: 1"=20'	DRAWN: R.V.B.	APPROVED: R.V.B.	SP-3
-------------------------	------------------	------------------	---------------------	------