



Office Use Only

Project ID# P2C-23-017

Address: East High St.

MBL: 10A/85/5C

PLANNING & ZONING COMMISSION
TOWN OF EAST HAMPTON

**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

SALT POND APARTMENTS, LLC

I certify that this application is complete.

Signature of Applicant:  Date: 11/20/2023

By: Stephen J. Motto, its Manager

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
1-860-267-7450
www.easthamptonct.gov

PZC _____
Date _____

Fee Paid 435
Check # C#501
Rec'd. By _____

LOCATION Edgewater Circle
Salt Pond Apartments at Edgewater Hill, a Multi-Family Residential
PROJECT NAME Component of the Edgewater Hill Planned Community

MAP 10A BLK 85 LOT 5F
ZONE Mixed Use Development District

APPLICANT Salt Pond Apartments, LLC
ADDRESS 10 Edgewater Circle, Suite 2, East Hampton, CT 06424

PHONE (860) 267-6822
EMAIL stephen.motto@dreamdevelopersct.com

CONTACT PERSON Harry B. Heller

PHONE (860) 848-1248
EMAIL hheller@hellermccoy.com

OWNER Salt Pond Apartments, LLC
ADDRESS 10 Edgewater Circle, Suite 2, East Hampton, CT 06424

PHONE (860) 267-6822
EMAIL stephen.motto@dreamdevelopersct.com

SURVEYOR/ENGINEER Boundaries, L.L.C.
ADDRESS 179 Pachaug River Drive, Griswold, CT 06351

PHONE (860) 376-2006
EMAIL jfaulise@boundariesllc.net

ATTORNEY Heller, Heller & McCoy
ADDRESS 736 Norwich-New London Turnpike, Uncasville, CT 06382

PHONE (860) 848-1248
EMAIL hheller@hellermccoy.com

APPLICATION TYPE (application must be completed in FULL in order to be accepted)

- X 1. SUBDIVISION (RESUBDIVISION) CONSERVATION SUBDIVISION NO. OF LOTS 2
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 11/20/2023
By: Stephen J. Motto, its Manager
SALT POND APARTMENTS, LLC

OWNER'S SIGNATURE [Signature] DATE 11/20/2023
By: Stephen J. Motto, its Manager

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 2

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

\$300.00

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 **\$75.00**

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

Number of unit's _____

Plus the sum of \$100/unit

Total **\$435.00**

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)
Harry B. Heller (hheller@hellermccoy.com)
William E. McCoy (bmccoy@hellermccoy.com)

Mary Gagne O'Donal (mgodonal@hellermccoy.com)
Andrew J. McCoy (amccoy@hellermccoy.com)

Telephone: (860) 848-1248
Facsimile: (860) 848-4003

November 22, 2023

East Hampton Planning and Zoning Commission
1 Community Drive
East Hampton, CT 06424

Re: Edgewater Hill Enterprises, LLC – 2 Lot Resubdivision

Dear Commissioners:

As you are aware, this office represents Salt Pond Apartments, LLC, the owner of the Salt Pond Apartments subcomponent of the Edgewater Hill Master Planned Community located on Edgewater Circle in East Hampton, Connecticut. By plans last revised in August, 2020, the East Hampton Planning and Zoning Commission approved a lot to accommodate the development of a forty (40) unit multi-family residential component of the Edgewater Hill Project known as Salt Pond Apartments. Subsequently, the East Hampton Planning and Zoning Commission granted site plan approval for the development of this project in accordance with a plan entitled "Site Development Plans Salt Pond Apartments at Edgewater Hill Prepared For Edgewater Hill Enterprises, LLC 000 East High Street (CT Route 66) East Hampton, Connecticut Dated: December 2020 Last Revised March 8, 2021" prepared by Boundaries LLC.

The site development plan enabled the development of three (3) eight (8) unit apartment buildings located on the southwesterly side of Edgewater Circle and two (2) eight (8) unit apartment buildings located on the northeasterly side of Edgewater Circle on a single lot (Edgewater Circle is an easement that runs through the originally approved lot). The three (3) apartment buildings located on the southwesterly side of Edgewater Circle have been completed, certificates of occupancy issued and are now being tenanted. Site grading and infrastructure improvements for the two (2) buildings located on the northeasterly side of Edgewater Circle have been installed and that component of the project site is ready for building construction.

Due to financing difficulties encountered by Salt Pond Apartments, LLC, it has become necessary to divide the Salt Pond Apartments project into two (2) separate and distinct lots within Edgewater Hill, with the first lot being located on the southwesterly side of Edgewater Circle and the second lot being located on the northeasterly side of Edgewater Circle. (The division line of

the two (2) proposed lots is the centerline of Edgewater Circle).

We are therefore submitting herewith an application to the Town of East Hampton Planning and Zoning Commission for resubdivision approval of original Lot 2 as depicted on the August 5, 2020 plan to resubdivide that parcel into two (2) separate and distinct lots as depicted on the hereinafter referenced resubdivision plan. Submitted herewith and constituting the application for re-subdivision approval by the Town of East Hampton Planning and Zoning Commission are the following:

1. Ten (10) copies of the “Minimum Requirements for Submission of Application to Planning and Zoning Commission”, which has been executed by Manager of Salt Pond Apartments, 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 Salt Pond Apartments, LLC Edgewater Circle – East Hampton, Connecticut Scale: 1” = 60’ Date: October 2023 Job I.D. No. 20-2853-2 Sheet No. 1/1 Boundaries LLC 179 Pachaug River Drive, Griswold, CT 06351 T 860.376.2006/www.boundariesllc.net”.
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 December 6, 2023 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 January 3, 2024 meeting of the East Hampton Planning and Zoning Commission.

East Hampton Planning and Zoning Commission
November 22, 2023
Page 3 of 3

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

Very truly yours,


Harry B. Heller

HBH/rmb

AUTHORIZATION

Salt Pond Apartments, LLC hereby authorizes the law firm of Heller, Heller & McCoy to submit an application to the Town of East Hampton Planning and Zoning Commission on its behalf for resubdivision of original Lot 2 as depicted on the August 5, 2020 resubdivision plan into two (2) separate lots; i.e. Lot 1 and Lot 2 on a plan entitled "Property Survey Resubdivision Plan Prepared For Salt Pond Apartments, LLC Edgewater Circle – East Hampton, Connecticut Scale: 1" = 60' Date: October 2023 Job I.D. No. 20-2853-2 Sheet No. 1/1" prepared by Boundaries, L.L.C.

Salt Pond Apartments, LLC hereby further authorizes the law firm of Heller, Heller & McCoy and the surveying/engineering 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 said resubdivision application.

Dated at East Hampton, Connecticut this 20th day of November, 2023.

SALT POND APARTMENTS, LLC

By: _____


Stephen J. Motto, its Manager

**APPLICATION OF SALT POND APARTMENTS, LLC AND EDGEWATER HILL
ASSOCIATION, INC.
TO TOWN OF EAST HAMPTON PLANNING AND ZONING COMMISSION
APPLICATION FOR A RESUBDIVISION OF LOT 2 ON THE AUGUST 5, 2020
RESUBDIVISION PLAN FOR THE DIVISION OF THE PREVIOUSLY APPROVED
SALT POND APARTMENTS PARCEL AT EDGEWATER HILL INTO TWO (2) LOTS**

LIST OF ABUTTING PROPERTY OWNERS

WEST

Lake Vista-Baker Hill Commons, Inc.
113 Elm Street, Suite 102
Enfield, CT 06062

Town of East Hampton
1 Community Drive
East Hampton, CT 06424

Ms. Pamela M. McNiff
801F Lake Vista Drive
East Hampton, CT 06424

Mr. Jonathan Margulis
802F Lake Vista Drive
East Hampton, CT 06424

Mr. Walter Wadinger
803G Lake Vista Drive
East Hampton, CT 06424

Mr. Richard D. Bouchard
804G Lake Vista Drive
East Hampton, CT 06424

Ms. Kelsey C. Ott
805F Lake Vista Drive
East Hampton, CT 06424

Ms. Lori Adams
806F Lake Vista Drive
East Hampton, CT 06424

Mr. Richard F. Palmer
807G Lake Vista Drive
East Hampton, CT 06424

Mr. Colton Drain
808G Lake Vista Drive
East Hampton, CT 06424

Mr. Thomas Clark, Administrator of the Daniel A. Clark Estate
809F Lake Vista Drive
East Hampton, CT 06424

Ms. Sarah J. Ketterer
810F Lake Vista Drive
East Hampton, CT 06424

Mr. Alex M. LaValley
811G Lake Vista Drive
East Hampton, CT 06424

Titanium Property Management LLC
94 Carlson Drive
Portland, CT 06480

Ms. Jill Oguschewitz
701C Lake Vista Drive
East Hampton, CT 06424

Mr. John D. Maxwell
702C Lake Vista Drive
East Hampton, CT 06424

Mr. Mark William Biondi
703D Lake Vista Drive
East Hampton, CT 06424

Mr. Keith W. Griswold
704D Lake Vista Drive
East Hampton, CT 06424

Mr. Todd Russell
Mrs. Yadira Russell
705C Lake Vista Drive
East Hampton, CT 06424

Ms. Maria Simoni
706C Lake Vista Drive
East Hampton, CT 06424

Ms. Nancy Anderson
707D Lake Vista Drive
East Hampton, CT 06424

Mr. Stephen D. Hultgren
2441 Brookshire Circle
West Melbourne, FL 32904

Mr. Shabbir Ahmed
603G Lake Vista Drive
East Hampton, CT 06424

Mr. Peter F. Furlani
Ms. Patricia Ann Klick
710C Lake Vista Drive
East Hampton, CT 06424

Ms. Debra Jean Cyr
Ms. Katherine M. Cyr
711A Lake Vista Drive
East Hampton, CT 06424

Ms. Alexis Stolarun
712A Lake Vista Drive
East Hampton, CT 06424

Ms. Laura Filanda
601F Lake Vista Drive
East Hampton, CT 06424

Ms. Tricia L. Pandolfo
602F Lake Vista Drive
East Hampton, CT 06424

Ms. Sandra R. Ratti
604G Lake Vista Drive
East Hampton, CT 06424

Mrs. Sherry B. Fleming
Mr. Robert Fleming
605F Lake Vista Drive
East Hampton, CT 06424

Mr. Mark R. Mouquin
Mrs. Jessica L. Mouquin
54 Jacobson Farm Road
East Hampton, CT 06424

Mr. Kyle Levenduski
607G Lake Vista Drive
East Hampton, CT 06424

Ms. Lauren Morin
608G Lake Vista Drive
East Hampton, CT 06424

Ms. Crystal Soucy
501B Lake Vista Drive
East Hampton, CT 06424

Mr. Wesley Jenks
502A Lake Vista Drive
East Hampton, CT 06424

Mr. Derek J. Lee
Mrs. Jill S. Lee
503A Lake Vista Drive
East Hampton, CT 06424

Ms. Sharon E. Smith
408E Lake Vista Drive
East Hampton, CT 06424

Mrs. Elizabeth J. Benton
Mr. Mark D. Benton
3042 NE Pacific Crest Drive
Bend, OR 97701

Ms. Cyndi Guest
15 Hayes Road
East Hampton, CT 06424

Ms. Sharon A. Langlois
405G Lake Vista Drive
East Hampton, CT 06424

Mr. Scott A. Barren
404G Lake Vista Drive
East Hampton, CT 06424

Ms. Elizabeth Koenig
403F Lake Vista Drive
East Hampton, CT 06424

Mr. Casey Scott Cunningham
Ms. Alexandra J. Bardelli
402F Lake Vista Drive
East Hampton, CT 06424

Ms. Audrey E. Tomaso
401E Lake Vista Drive
East Hampton, CT 06424

Ms. Letitia S. Jacobson
308E Lake Vista Drive
East Hampton, CT 06424

Ms. Jennifer L. Dagle
307F Lake Vista Drive
East Hampton, CT 06424

Ms. Amy E. Green
306F Lake Vista Drive
East Hampton, CT 06424

Mr. Arjune Somaroo
373 Fitchville Road
Bozrah, CT 06334

Mr. Maxwell Fortin
304G Lake Vista Drive
East Hampton, CT 06424

Ms. Nelly Andrea Lopez
303F Lake Vista Drive
East Hampton, CT 06424

Ms. Judy Mary O'Connell
302F Lake Vista Drive
East Hampton, CT 06424

Mr. Mark W. Borejko
301E Lake Vista Drive
East Hampton, CT 06424

Ms. Doris S. Sturges
206B Lake Vista Drive
East Hampton, CT 06424

Ms. Nina Baisley
205A Lake Vista Drive
East Hampton, CT 06424

Mr. Robert Thomassian
204C Lake Vista Drive
East Hampton, CT 06424

Ms. Renee Phelan
203C Lake Vista Drive
East Hampton, CT 06424

Ms. Denise M. Ketterer
202D Lake Vista Drive
East Hampton, CT 06424

Mr. Shane Mallory
201D Lake Vista Drive
East Hampton, CT 06424

Mr. David T. Romel
107B Lake Vista Drive
East Hampton, CT 06424

Ms. Jennifer Sims
106A Lake Vista Drive
East Hampton, CT 06424

Mr. Steven D. Opalenik
Mrs. Danielle L. Opalenik
105A Lake Vista Drive
East Hampton, CT 06424

Mr. Alphonse Richards
104C Lake Vista Drive
East Hampton, CT 06424

Ms. Brenda Strong
103C Lake Vista Drive
East Hampton, CT 06424

Ms. Jennifer Jemmerino
102D Lake Vista Drive
East Hampton, CT 06424

Ms. Lauren Driggs
101D Lake Vista Drive
East Hampton, CT 06424

SOUTH

Paul & Sandy's Too, Inc.
93 East High Street
East Hampton, CT 06424

EAST

Edgewater Hill Enterprises, LLC
10 Edgewater Circle, Suite 2
East Hampton, CT 06424

NORTH

Edgewater Hill Enterprises, LLC
10 Edgewater Circle, Suite 2
East Hampton, CT 06424



Sent Via:70160340000072707406

Joshua Wilson, Chairman

November 20, 2023

Dean Kavalkovich, Vice- Chairman

Stephen or Lisa Motto
10 Edgewater Circle, Suite 2
East Hampton, CT 06424

Scott Hill

Derek Johnson

Pete Wall

Re: Inland Wetlands Approval

Permit No. IW-23-024

Permittee:

Salt Pond Apartments LLC & Edgewater Hill Association, Inc.
Edgewater Circle - Map 10A/ Block 85/ Lot 5C

Address:

Edgewater Circle
East Hampton, CT 06424
Map 10A/ Block 85/ Lot 5C

Activity: Re-subdivision approval for the creation of 2 lots. Map 10A/Block 85/Lot 5C.

The application consists of:

1. *ALL ITEMS AS STATED ON INDEX OF RECORD, attached hereto as Exhibit A*

B. General permit conditions

1. The Agency has relied in whole or in part on information provided by the applicant and if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended, or revoked.
2. All permits issued by the Agency are subject to and do not derogate any present or future rights or powers of the Agency or the Town of East Hampton, and convey no rights in real estate or material nor any exclusive privileges, and are further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the subject land or activity.
3. If the activity authorized by the Agency's permit also involves an activity which requires zoning or subdivision approval, special permit, variance, or special exception under section 8.3 (g), 8-3c, or 8-26 of the Connecticut General Statutes, no work pursuant to the wetlands permit may begin until such approval is obtained.
4. In undertaking the authorized activities, the permittee shall implement such management practices consistent with the terms and conditions of the permit as needed to control storm water discharges, and to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and watercourses.

5. Permits are not transferable without the prior written consent of the Agency.
6. For the term of the permit the permittee gives consent to the Agency or its agent to make regular inspections of the permittee's property at reasonable hours to determine the permittee's compliance with the permit.
7. All work and activities conducted pursuant to this permit shall comply with the permit conditions set out in this permit. Failure to comply with these conditions shall constitute a violation of the permit and may result in the suspension or revocation of this permit as well as the issuance of fines or court action.


C. Conditions specific to this permit

1. Any structures, excavation, fill, obstructions, encroachments, or activities not specifically identified in the application and authorized herein shall constitute a violation of this permit.
2. No equipment or material including, without limitation, fill, construction materials, or debris shall be deposited, placed, or stored in any wetlands or watercourse on or off-site unless specifically authorized by this permit.
3. The permittee shall immediately inform the Agency of any unpermitted regulated activities that have occurred within wetlands or watercourses that have developed in the course of or are caused by the work authorized herein. Failure to notify the Agency shall constitute a violation of this permit.
4. Sediment and erosion control measures shall be implemented and maintained as outlined in the "Connecticut Guidelines for Soil, Erosion & Sediment Control" dated May 2002, as revised or amended.
5. Notify town staff prior to start of construction for E&S inspection.

Date of issuance: 11/15/2023

Date of expiration: 11/15/2028

Issued by:



Joshua Wilson, Chairman
East Hampton IWWA