



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

PZC -23-011
Date 4/26/23

Fee Paid 360
Check # 3423
Rec'd. By [Signature]
See attached schedule
MAP 10A BLK 85 LOT 5B

LOCATION SEE ATTACHED SCHEDULE

PROJECT NAME Edgewater Hill

ZONE MUDD

APPLICANT Edgewater Hill Enterprises, LLC; Edgewater Hill Properties, LLC; Edgewater Apartments, LLC; Edgewater Homes I, LLC
ADDRESS 10 Edgewater Circle, East Hampton, Connecticut 06424

PHONE (860) 918-6784
EMAIL lisa.motto@dreamdevelopersct.com

CONTACT PERSON Stephen J. Motto

PHONE (860) 398-0325
EMAIL stephen.motto@dreamdevelopersct.com

OWNER Same as applicant above
ADDRESS

PHONE
EMAIL

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

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

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

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

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
X 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( pro 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
SEE ATTACHED SIGNATURE PAGE

APPLICANTS SIGNATURE DATE
SEE ATTACHED SIGNATURE PAGE

OWNER'S SIGNATURE DATE

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**

Date Accepted: \_\_\_\_\_

Accepted By: \_\_\_\_\_

PLANNING & ZONING COMMISSION  
 TOWN OF EAST HAMPTON

RECEIVED  
 APR 25 2023  
 TIME J

**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)**
  - Complete Application Form
  - Fee Paid
  - Site Plan (PDF & 10 copies of 11 x 17s) – See Section 9.2.C.2 for specifications
  - Drainage Calculations in Compliance with Section 7.5
  - Report from Chatham Health District (or CT DPH as needed)
  - Report from Fire Marshal
  - Bond Estimates As Required, See Section 9.2.C.2
- Special Permit (See Section 9.2 for details)**
  - Complete Application Form
  - Fee Paid
  - Site Plan (PDF & 10 copies of 11 x 17s) - 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 Chatham Health District (or CT DPH as needed)
  - 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 - PDF & 10 copies of 11 x 17s
  - 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 (PDF & 10 copies of 11 x 17s)
  - Rationale for Amendment (PDF & 10 copies of 11 x 17s)
  - N/A Reports from Chatham Health District, Fire Marshal, Police Dept. and Public Works
  - Public Hearing Requirements

EDGEWATER HILL PROPERTIES, LLC; EDGEWATER HILL ENTERPRISES, LLC;  
 EDGEWATER HILL APARTMENTS, LLC; EDGEWATER HOMES I, LLC

*I certify that this application is complete.*

Signature of Applicant: *[Handwritten Signature]* Date: APRIL 17, 2023

By: Harry B. Heller, their authorized agent

**The Commission reserves the right to add additional requirements in accordance with the Regulations.  
 Only Complete Application Packages Will Be Accepted**

**AUTHORIZATION**

We, **EDGEWATER HILL ENTERPRISES, LLC, EDGEWATER HILL PROPERTIES, LLC, EDGEWATER HILL APARTMENTS, LLC AND EDGEWATER HOMES I, LLC** (hereinafter the “Companies”), owners of various components of the Edgewater Hill Mixed Use Community located at 138 East High Street, East High Street and at various addresses on Edgewater Circle, all in the Town of East Hampton, Connecticut, hereby authorize the law firm of Heller, Heller & McCoy to act as our agent in the submission of an application to the Town of East Hampton Planning and Zoning Commission seeking a text amendment to the text of Section 6.4(D)(3)(d)(3) of the East Hampton Zoning Regulations to alleviate the need for individual units within a Mixed Use Development District to interconnect to an available public water supply serving the Mixed Use Development District in the event that a waiver of such interconnection has been granted by the State of Connecticut Department of Public Health and the Chatham Health District.


Edgewater Hill Enterprises, LLC, Edgewater Hill Properties, LLC, Edgewater Hill Apartments, LLC and Edgewater Homes I, LLC each hereby further authorize the law firm of Heller, Heller & McCoy and the engineering/surveying firm of Boundaries, L.L.C. to represent their interests in all proceedings before the Town of East Hampton Planning and Zoning Commission with respect to said text amendment application.

Dated at East Hampton, Connecticut this 14<sup>th</sup> day of April, 2023.

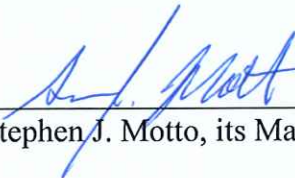
**EDGEWATER HILL PROPERTIES,  
LLC**

By:   
Stephen J. Motto, its Member

**EDGEWATER HILL APARTMENTS,  
LLC**

By:   
Stephen J. Motto, its Member

**EDGEWATER ENTERPRISES, LLC**

By:   
Stephen J. Motto, its Manager

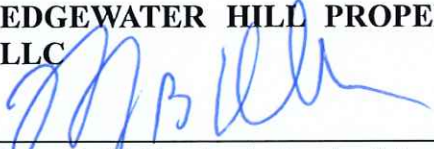
**EDGEWATER HOMES I, LLC**

By:   
Stephen J. Motto, its Manager


<b>Applicant Name</b>	<b>Property Address</b>	<b>Map/Block/Lot</b>
Edgewater Hill Apartments, LLC	100 Edgewater Circle	32/85/5
Edgewater Hill Properties, LLC	138 East High Street	10A/85/5A
Edgewater Hill Properties, LLC	10 Edgewater Circle	10A/85/5B
Edgewater Hill Enterprises, LLC	East High Street	10A/85/5C
Edgewater Homes I, LLC	200 Edgewater Circle	10A/85/13
Edgewater Homes I, LLC	202 Edgewater Circle	10A/85/14
Edgewater Homes I, LLC	206 Edgewater Circle	10A/85/16
Edgewater Homes I, LLC	208 Edgewater Circle	10A/85/17

**SIGNATURE PAGE TO APPLICATION**

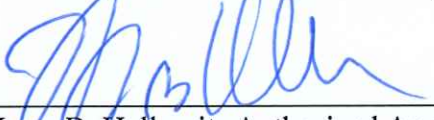
**EDGEWATER HILL PROPERTIES,  
LLC**

By:   
Harry B. Heller, its Authorized Agent

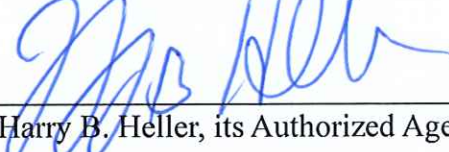
**EDGEWATER HILL APARTMENTS,  
LLC**

By:   
Harry B. Heller, its Authorized Agent

**EDGEWATER ENTERPRISES, LLC**

By:   
Harry B. Heller, its Authorized Agent

**EDGEWATER HOMES I, LLC**

By:   
Harry B. Heller, its Authorized Agent

## AMENDMENT TO SECTION 6.4(D)(3)(d)(3) OF THE EAST HAMPTON ZONING REGULATIONS

- d. **Performance Standards for MUDDs.** Any MUDD established pursuant to the provisions of this Section 6.4 of the East Hampton Zoning Regulations shall satisfy the following minimum standards:
1. The MUDD shall contain a minimum of sixty (60) contiguous acres of land.
  2. The MUDD shall have direct access to a state highway which is classified as a Major Arterial Street pursuant to the provisions of Section 2.2 of these Regulations, which arterial street shall be utilized in the design of the MUDD as the primary point of ingress and egress to and from all uses within the MUDD for vehicular travel.
  3. All uses in the MUDD shall be served by public water and municipal sewer facilities; provided, however, that individual units within the MUDD shall not be required to interconnect to a public water supply in the event that a waiver of such interconnection has been granted by the State of Connecticut Department of Public Health and a well permit has been issued by the Chatham Health District.

# ***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)*

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

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

April 19, 2023

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

Re: Application of Edgewater Hill Apartments, LLC, Edgewater Hill Properties, LLC, Edgewater Hill Enterprises, LLC and Edgewater Homes I, LLC to Town of East Hampton Planning and Zoning Commission for a text amendment to Section 6.4(D)(3)(d)(3) of the East Hampton Zoning Regulations

Dear Commissioners:

Please be advised that this office represents Edgewater Hill Enterprises, LLC, Edgewater Hill Properties, LLC, Edgewater Hill Apartments, LLC and Edgewater Homes I, LLC, the developers of the Edgewater Hill Mixed Use Community located on the easterly side of East High Street in East Hampton, Connecticut. Edgewater Hill is being developed by our clients, incrementally, substantially in accordance with the Master Plan for Edgewater Hill which was previously approved by the East Hampton Planning and Zoning Commission. The Master Plan for Edgewater Hill was formulated pursuant to the parameters contained in Section 6.4 of the Town of East Hampton Zoning Regulations and is a Mixed Use Development District, the development of which district is governed by the Edgewater Hill Master Plan.

Section 6.4(D)(3)(d)(3) of the East Hampton Zoning Regulations provides "All uses in the MUDD shall be served by public water and municipal sewer facilities." Edgewater Hill has been developed by extending both public water facilities and municipal water facilities within the infrastructure of Edgewater Hill as the development has proceeded easterly from East High Street.

Currently, Edgewater Circle has been extended in two (2) "dead-runs" currently terminating at (i) the Neighborhood at Edgewater Hill on the east side of the project and (ii) the East Hampton Town Hall on the west side of the project. <sup>1</sup> All properties developed to date in Edgewater Hill obtain a

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<sup>1</sup> The Salt Pond Apartments, approved by the Town of East Hampton Planning and Zoning Commission as a component of the Edgewater Hill Master Plan is currently under construction and will result in the further extension of the west leg of Edgewater Circle through the Salt Pond Apartments complex.  
Z:\Edgewater Hill Enterprises, LLC\East Hampton Text Amendment\Mtr.Town re Submission.docx

East Hampton Planning and Zoning Commission  
Attn: Mr. Jeremy DeCarli, Director of Planning  
April 19, 2023  
Page 2 of 3

potable water supply from the water system maintained by The Connecticut Water Company with its storage and treatment system located in the adjacent Laurel Ridge neighborhood.

The next proposed phase of the Edgewater Hill development will result in (i) the interconnection of the two dead-end runs of Edgewater Circle finishing the loop road system which will interconnect the entire project with two means of ingress and egress and (ii) the construction of building TS-1, a multi-use building, in the Market Square section of the project.

The Applicants have been notified by The Connecticut Water Company that, at the present time, it has no capacity to provide a potable water supply to further development in the Edgewater Hill project. As a result of this notification, and to protect the substantial investment that the Applicants have in the development of the Edgewater Hill mixed use project, the Applicants have sought and obtained from the State of Connecticut Department of Public Health and the Chatham Health District a waiver of the regulatory requirement to interconnect (i) fourteen (14) proposed residential homes along Edgewater Circle in the next phase of the mixed use development to a public water supply and (ii) a waiver of the regulatory obligation to interconnect the proposed mixed use building known as “Town Square-1” to the existing public water supply maintained by the Connecticut Water Company in the Edgewater Hill project.<sup>2</sup>

In order to enable the submission of an application for re-subdivision for the next residential phase of the Edgewater Hill project to the Town of East Hampton Planning and Zoning Commission, it is necessary to amend the Zoning Regulations of the Town of East Hampton in order to accommodate the potential, under very limited circumstances, for the provision of potable water supplies on individual units in a mixed use development district by way of on-site potable water supply wells. Therefore, on behalf of the Applicants, we hereby submit an application to the Town of East Hampton Planning and Zoning Commission for a text amendment to the provisions of Section 6.4(D)(3)(d)(3) of the East Hampton Zoning Regulations.

Submitted herewith and constituting the application for text amendment are the following:

1. Original and nine (9) copies of the “Minimum Requirements for Submission of Application to Planning and Zoning Commission”, which has been completed and executed by each applicant.
2. Ten (10) drafts of the proposed revisions to Section 6.4(D)(3)(d)(3) of the Town of East Hampton Zoning Regulations. For ease of review by the Commissioners and Staff, we are submitting herewith the proposed revision in red-lined format highlighting the proposed language to be added to that section of the Zoning Regulations.

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<sup>2</sup> It should be noted that, with respect to the mixed use building to be known as “Town Square-1”, that building will comply with the technical requirements of the current East Hampton Zoning Regulations due to the fact that the individual wells drilled for that building will, in and of itself, constitute a public water supply under the current statutory and regulatory framework defining public water supplies in the State of Connecticut.



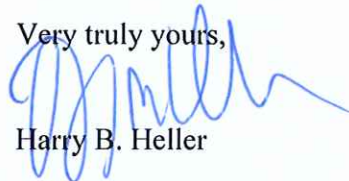
East Hampton Planning and Zoning Commission  
Attn: Mr. Jeremy DeCarli, Director of Planning  
April 19, 2023  
Page 3 of 3

3. Nine (9) copies of the Town of East Hampton Planning and Zoning Commission Application Form executed by each Applicant and property owner.
4. Ten (10) copies of the List of Abutting Property Owners.
5. Ten (10) copies of the Planning and Zoning Fee Schedule completed for this text amendment application, together with a check in the amount of \$360.00 payable to "Town of East Hampton" representing payment of the application fee for the text amendment application.
6. An Authorization executed by each applicant authorizing the law firm of Heller, Heller & McCoy, as its agent, to file the text amendment application with the Town of East Hampton Planning and Zoning Commission and further authorizing the law firm of Heller, Heller & McCoy and the engineering/surveying firm of Boundaries, L.L.C. to represent their interests in all proceedings before the Town of East Hampton Planning and Zoning Commission with respect to the text amendment application.

Request is hereby made that you place this application on the agenda of the June 7, 2023 regularly scheduled meeting of the Town of East Hampton Planning and Zoning Commission.

Should you have any questions concerning the application, or need any additional information, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb

Cc: Mr. John Faulise  
Mr. David McKay  
Mr. Stephen J. Motto

**APPLICATION OF  
 EDGEWATER HILL ENTERPRISES, LLC  
 EDGEWATER HILL PROPERTIES, LLC  
 EDGEWATER HILL APARTMENTS, LLC  
 EDGEWATER HOMES I, LLC  
 TO  
 TOWN OF EAST HAMPTON PLANNING AND ZONING COMMISSION**

**LIST OF ABUTTING PROPERTY OWNERS**

<b>Owner Name and Address</b>	<b>Property Address</b>	<b>Map/Block/Lot</b>
Edgewater Hill Apartments, LLC 10 Edgewater Circle, Suite 2 East Hampton, CT 06424	100 Edgewater Circle	32/85/5
Edgewater Hill Properties, LLC 10 Edgewater Circle, Suite 2 East Hampton, CT 06424	138 East High Street	10A/85/5A
Edgewater Hill Properties, LLC 10 Edgewater Circle, Suite 2 East Hampton, CT 06424	10 Edgewater Circle	10A/85/5B
Edgewater Hill Enterprises, LLC 10 Edgewater Circle, Suite 2 East Hampton, CT 06424	East High Street	10A/85/5C
Edgewater Homes I, LLC 10 Edgewater Circle, Suite 2 East Hampton, CT 06424	200 Edgewater Circle	10A/85/13
Edgewater Homes I, LLC 10 Edgewater Circle, Suite 2 East Hampton, CT 06424	202 Edgewater Circle	10A/85/14
Edgewater Homes I, LLC 10 Edgewater Circle, Suite 2 East Hampton, CT 06424	206 Edgewater Circle	10A/85/16
Edgewater Homes I, LLC 10 Edgewater Circle, Suite 2 East Hampton, CT 06424	208 Edgewater Circle	10A/85/17
Ms. Dorothy Ramsdell 18 Laurel Ridge East Hampton, CT 06424	18 Laurel Ridge	32/85/5D
Mr. John J. Nolan Mrs. Gail N. Nolan 22 Laurel Ridge East Hampton, CT 06424	22 Laurel Ridge	32/85/5D
Mr. Charles A. Paul Mrs. Kristine M. Paul 24 Laurel Ridge East Hampton, CT 06424	24 Laurel Ridge	32/85/5D
Mr. John M. Sweeney Mrs. Maureen C. Sweeney 26 Laurel Ridge East Hampton, CT 06424	26 Laurel Ridge	32/85/5D

Ms. Patricia J. Ledoux 10 North Ridge East Hampton, CT 06424	10 North Ridge	32/85/5D
Ms. Donalee Kay 12 North Ridge East Hampton, CT 06424	12 North Ridge	32/85/5D
Mr. Wayne A. Gower Mrs. Maureen A. Gower 14 North Ridge East Hampton, CT 06424	14 North Ridge	32/85/5D
Mr. Michael L. Eller Mrs. Alison Eller 16 North Ridge East Hampton, CT 06424	16 North Ridge	32/85/5D
Ms. Carol Fletcher 18 North Ridge East Hampton, CT 06424	18 North Ridge	32/85/5D
Ms. Mary Bona 20 North Ridge East Hampton, CT 06424	20 North Ridge	32/85/5D
Salt Pond Apartments, LLC 10 Edgewater Circle, Suite 2 East Hampton, CT 06424	Edgewater Circle	10A/85/5F
Town of East Hampton 1 Community Drive East Hampton, CT 06424	1 Community Drive	10/85/5D
Mr. George A. Loos Mrs. Mary F. Loos 126 East High Street East Hampton, CT 06424	128 East High Street	10A/85/10
A3 A4 Holdings LLC 117 Abbey Road East Hampton, CT 06424	127 East High Street	10A/83A/17
Ms. Priscilla Ulm 79 Old Marlborough Road East Hampton, CT 06424	79 Old Marlborough Road	10A/81/82
Mr. Michael A. Rubin Mrs. Linda J. Rubin Mr. Tyler J. Rubin Ms. Saniya Sabitova 7 Stacey Lane Lebanon, CT 06249	83 Old Marlborough Road	10A/81/81
Mr. Jeffrey D. Robbins Mrs. Shannon Robbins P.O. Box 127 East Hampton, CT 06424	6 Tennyson Road	10A/81/77
Matlor Re LLC 142 East High Street East Hampton, CT 06424	142 East High Street	32/85/5D/A

Mr. Matthew James McCormack Mrs. Jenna Elizabeth McCormack 7 Persimmon Way East Hampton, CT 06424	7 Persimmon Way	10A/85/29
Mr. Derek P. Miles Mrs. Jenna M. Miles 5 Persimmon Way East Hampton, CT 06424	5 Persimmon Way	10A/85/30
Mr. Mario Ksiazak Mrs. Agnieszka Ksiazak 8 Persimmon Way East Hampton, CT 06424	8 Persimmon Way	10A/85/28
Mr. William K. Collis Mrs. Diane M. Collis 6 Persimmon Way East Hampton, CT 06424	6 Persimmon Way	10A/85/27
Mr. Oliver Burgos Mrs. Brenda Liz Burgos 4 Persimmon Way East Hampton, CT 06424	4 Persimmon Way	10A/85/26
Mr. Christopher Bayreuther Ms. Michele Niejadlik 2 Persimmon Way East Hampton, CT 06424	2 Persimmon Way	10A/85/25
Mr. Richard Roberts Mrs. Kelley Roberts 205 Edgewater Circle East Hampton, CT 06424	205 Edgewater Circle	10A/85/24
Mr. William E. Austin Mrs. Karen E. Austin 207 Edgewater Circle East Hampton, CT 06424	207 Edgewater Circle	10A/85/23
Mr. Peter Finnigan Mrs. Susan Finnigan 209 Edgewater Circle East Hampton, CT 06424	209 Edgewater Circle	10A/85/22
Mr. Mark A. Toldeo Mr. Ricardo J. Salazar 211 Edgewater Circle East Hampton, CT 06424	211 Edgewater Circle	10A/85/21
Mr. Vincent P. Vallario, Jr. Mrs. Sandra L. Vallario 214 Edgewater Circle East Hampton, CT 06424	214 Edgewater Circle	10A/85/20
Mr. Salvador Laracuente, III Mrs. Toni Janelle Laracuente 212 Edgewater Circle East Hampton, CT 06424	212 Edgewater Circle	10A/85/19

Mr. Mark Crispino 210 Edgewater Circle East Hampton, CT 06424	210 Edgewater Circle	10A/85/18
Pauls & Sandys Too Inc. 93 East High Street East Hampton, CT 06424	94 East High Street	26/85/16
Town of East Hampton 1 Community Drive East Hampton, CT 06424	Bear Swamp Road (Landfill)	33/85/3
JGI Enterprises Inc. c/o James T. Iulo 2928 Camarillo Lane Virginia Beach, VA 23456	Bear Swamp Road	32/85/4