



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

RECEIVED
 MAR 29 2023
 TIME _____

PZC _____
 Date _____

Fee Paid \$210
 Check # 1188
 Rec'd. By [Signature]
 MAP 6 BLK 14 LOT 7

LOCATION 1 Sineo Drive

PROJECT NAME Metrical Laboratories

APPLICANT Global Self Storage

ADDRESS 244 Middletown Ave East Hampton

CONTACT PERSON Wayne Rand

OWNER Global Self Storage LLC

ADDRESS 244 Middletown Ave

SURVEYOR/ENGINEER Robert V Baltrajtis PE

ADDRESS 27 Tammy Hill Road Wallingford 06493

ATTORNEY Mike Boiczuk

ADDRESS 24 Cedar Street New Britain 06052

Metrical Joe Chustain
 PHONE 860-402-9976
 EMAIL Metrical@SBCGlobal.NET

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

PHONE 860-267-6673
 EMAIL Wayne@Randci.com

PHONE 203-915-8301
 EMAIL Baltra@foc.com

PHONE 860-225-9463
 EMAIL MBoiczuk@webercarrier.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 Driveway Residential _____ Commercial _____
- 4. SPECIAL PERMIT---SECTION _____ OF THE ZONING REGS. FOR _____
- 5. ZONE CHANGE---FROM Daycare TO Manufacturing/Office
- 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 3-29-23

OWNER'S SIGNATURE [Signature] DATE 3-29-23

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.

Received 5/29/23

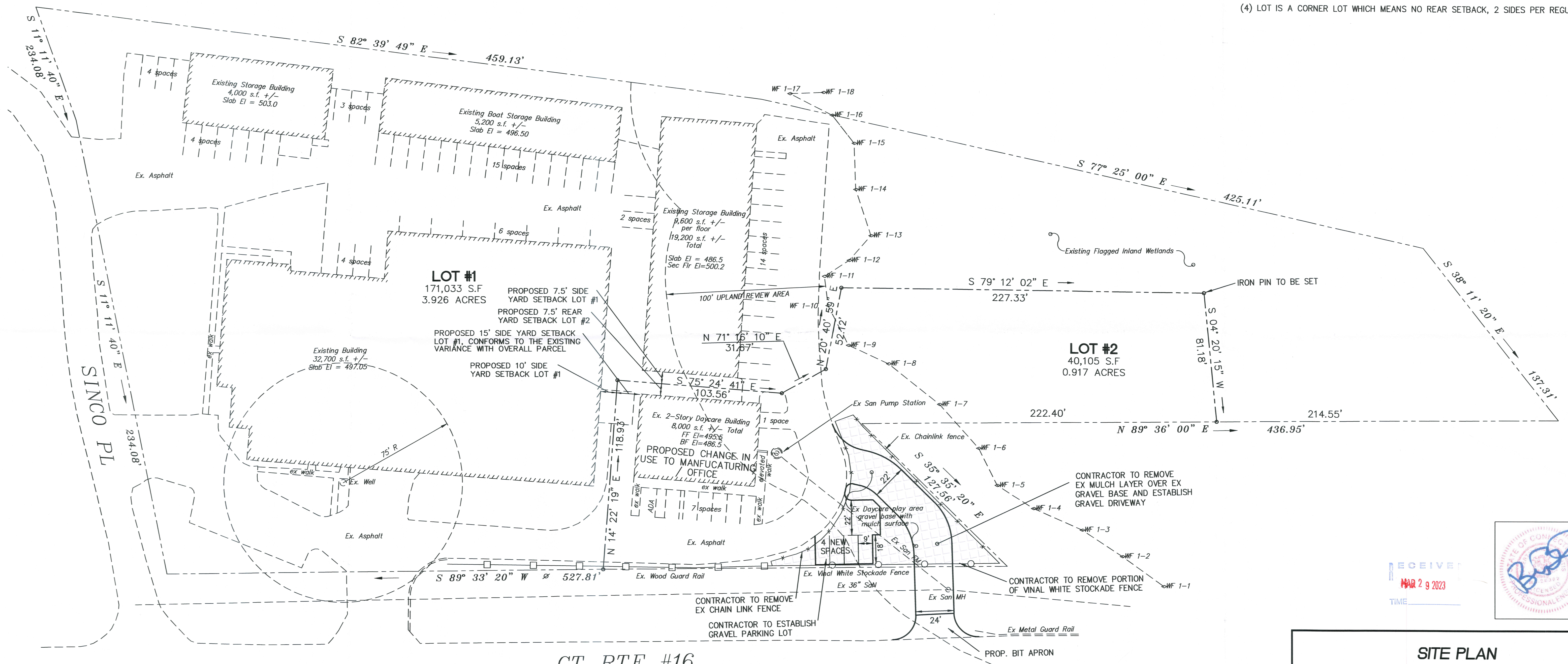
GENERAL NOTES:

- EXISTING CONDITIONS BASED ON THE APPROVED CHATHAM ENGINEERING PLAN TITLED "REVISED SITE PLAN MODIFICATIONS ADDITION TO SINCO PLACE", DATED JANUARY 2007, LAST REVISED 4/13/07 AND SUPPLEMENTED WITH FIELD OBSERVATIONS MARCH 2023



ZONING CHART				
ITEM	REQUIRED	EX. OVERALL	PROP. LOT #1	PROP. LOT #2
MINIMUM LOT AREA (SF)	40,000 SF	211,138 SF	171,033 SF	40,105 SF
MINIMUM LOT WIDTH (FT)	150'	350'+/-	288'+/-	200'+/-
MINIMUM LOT DEPTH (FT)	175'	281'+/-	305'+/-	175.5'
MINIMUM LOT FRONTAGE (FT)	100'	365.45'	274.04'	253.77'
MAXIMUM LOT COVERAGE (%)	50%	49.62%	54.5% (3)	31%
MINIMUM FRONT SETBACK (FT)	65'	50.8'+/-(2)	52.2'+/-(2)	50.8'+/-(2)
MINIMUM SIDE SETBACK (FT)	25'	15'+/- (1)	7.5' (3)	15' (1)
MINIMUM REAR SETBACK (FT)	50'	63' +/- (4)	10.0' (3)(4)	7.5' (3)
MAXIMUM BUILDING HEIGHT (FT)	45'	UNDER 45' EX	UNDER 45' EX	UNDER 45' EX

- SEE PREVIOUS VARIANCE GRANTING THE SIDE YARD BE REDUCED FROM 25' TO 15'
- EXISTING NON CONFORMITY
- SEEKING VARIANCE WITH THIS APPLICATION**
- LOT IS A CORNER LOT WHICH MEANS NO REAR SETBACK, 2 SIDES PER REGULATIONS



Approved by the East Hampton Planning & Zoning Commission

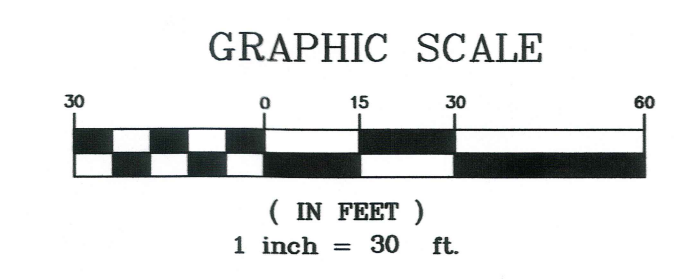
Final Approval _____ Chairman

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.



#	DATE	DESCRIPTION

SITE PLAN

MINOR SITE PLAN IMPROVEMENTS
PROPERTY OF GLOBAL SELF STORAGE, LLC
19 SINCO DRIVE
EAST HAMPTON, CONNECTICUT

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

DATE: 03/27/2023	SCALE: 1" = 30'	SHT #: SP-1
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