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May 13, 2020

East Hampton Planning and Zoning Commission  
Attn: Mr. Jeremy DeCarli, Director of Planning  
1 Community Drive  
East Hampton, CT 06424

Re: Edgewater Hill Enterprises, LLC – Application for site plan approval for Market Square-2

Dear Jeremy:

As you are aware, this office represents Edgewater Hill Enterprises, LLC, Edgewater Hill Properties, LLC, Edgewater Hill Apartments, LLC and Edgewater Homes I, LLC, the current developers of the Edgewater Hill Master Planned Community located on the easterly side of East High Street in East Hampton, Connecticut. On behalf of our client, Edgewater Hill Enterprises, LLC, we hereby submit to the Town of East Hampton Planning and Zoning Commission, for consideration, a site plan application for the development of a project designated as “Market Square-2” within the Market Square section of the Edgewater Hill Master Planned Community.

The site plan application submitted herewith is consistent with the approved Master Plan for the Edgewater Hill Community, approved by the East Hampton Planning and Zoning Commission in 2012. Market Square-2 is a proposed three (3) story mixed use component of the Market Square Section of Edgewater Hill. The site plan contemplates commercial/restaurant development on the first floor and multi-family residential apartments on the second and third floors. The project will interconnect to public water and public sewer.

Submitted herewith and constituting the application to the Town of East Hampton Planning and Zoning Commission are the following:

1. Eleven (11) copies of the “Minimum Requirements for Submission of Application to Planning and Zoning Commission”, which has been completed and executed by the applicant.
2. Eleven (11) copies of the Town of East Hampton Planning and Zoning Commission Application Form for site plan approval and for Lake Pocotopaug Protection Area approval, including the completed Planning and Zoning Fee Schedule attached thereto.

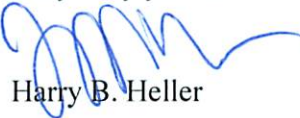
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3. Eleven (11) copies of the List of Abutting Property Owners, including property owners located across the street from the application parcel.
4. Copies of the notices of the pendency of the application which have been mailed by this office, on behalf of the applicant, to all abutting property owners in accordance with the requirements of Section 9.4.F of the East Hampton Zoning Regulations.
5. Eleven (11) prints of the site plan entitled "Site Development Plan Proposed Mixed Use Building (MS-2) prepared for Edgewater Hill Enterprises, LLC 000 East High Street (CT Route 66) East Hampton, Connecticut May 2020 Applicants/Property Owners: Edgewater Hill Enterprises, LLC 138 East High Street, East Hampton, CT 06424 Edgewater Hill Enterprises, LLC 138 East High Street East Hampton, CT 06424 Property Info: 000 East High Street Assessor's ID: 10A/85/5C Area: 59.41 +/- Acres 128 East High Street Assessor's ID: 10A/85/10 Area: 1.47 +/- Acres Sheets 1 of 12 to 12 of 12" prepared by Boundaries, LLC.
6. Eleven (11) prints of the architectural floor plans and elevations of Market Square-2 entitled "Edgewater Hill:MS-2" dated 05.15.2020 consisting of 6 sheets prepared by Amenta/Emma.
7. 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 site plan application and the Lake Pocotopaug Protection Area application.
8. Three (3) copies of the Stormwater Management Report for the project entitled "Stormwater Management Report Prepared For: Edgewater Hill Enterprises, LLC Proposed Mixed Use Building (MS-2) 000 East High Street (CT Route 66) East Hampton, Connecticut May 2020 Prepared By: Boundaries LLC Project I.D. No. 20-2795-2".
9. Eleven (11) copies of the Minutes of the July 24, 2014 meeting of the Town of East Hampton Water Pollution Control Authority resolving to authorize the interconnection of all buildings in the Market Square section of the Edgewater Hill Master Planned Community to the Town of East Hampton municipal sewer system.
10. Our client's check payable to "Town of East Hampton" in the amount of \$1,885.00 representing payment of the application fee for the site plan application, calculated in accordance with the Planning and Zoning Fee Schedule attached to the Site Plan Application.

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Request is hereby made that you place this matter on the agenda of the June 3, 2020 meeting  
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