



Office Use Only

Project ID# PZC-20-011
 Address: Edgewater
 MBL: 10A/85/5C-10

Site Plan Modif. -
 new bldg MS 2
 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.

X **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

EDGEWATER HILL ENTERPRISES, LLC

I certify that this application is complete.

Signature of Applicant: *Stephen J. Motto* Date: May 13, 2020
 By: Stephen J. Motto, 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 PZC-20-011
Date 5/18/20

Fee Paid _____
Check # _____
Rec'd. By _____

LOCATION Easterly Side East High Street (Connecticut Route 66) and Edgewater Circle

MAP 10A BLK 85 LOT 5C and 10

PROJECT NAME Components of the Edgewater Hill Mixed Use Development District, including Market Square 2

ZONE MUDD

APPLICANT Edgewater Hill Enterprises, LLC
ADDRESS 138 East High Street, East Hampton, CT 06424

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

CONTACT PERSON Stephen J. Motto, Manager

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

OWNER Edgewater Hill Enterprises, LLC
ADDRESS 138 East High Street, East Hampton, CT 06424

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

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, CT 06382

PHONE (860) 848-1248
EMAIL hellermccoy@sbcglobal.net

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

- 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 Development of mixed use building MS-2 as a component of the Edgewater Hill Master Planned Community
- 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 May 13, 2020
By: Stephen J. Motto, Manager EDGEWATER HILL ENTERPRISES, LLC

OWNER'S SIGNATURE [Signature] DATE May 13, 2020
By: Stephen J. Motto, 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 _____		
A fee of \$500 plus the sum of _____	\$ 150/ lot	
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

<u>Residential/Commercial</u>	<u>\$ 150</u>	<u>\$150.00</u>
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Commercial, Industrial, Designed Development: Calculated by total sq ft of impervious surface

New Construction		
Square Feet <u>15,489</u>		
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	<u>\$1,100.00</u>
For every additional 5000 Sq Ft _____	\$ 500	<u>\$500.00</u>

SPECIAL PERMIT

<u>Special Permit</u>	<u>\$ 150</u>	
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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

<u>Minor Amendment</u>	<u>\$ 50</u>	
<u>Major Amendment</u>	<u>\$ 100</u>	

<u>ZONING OR SUBDIVISION REGULATION TEXT CHANGE</u>	<u>\$ 300</u>	
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<u>CHANGE IN ZONING MAP</u>	<u>\$ 500</u>	
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<u>LAKE POCOTOPAUG PROTECTION AREA</u>	<u>\$ 75</u>	<u>\$75.00</u>
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<u>APPLICATION FOR MULTI-FAMILY, ACTIVE ADULT AND HOD</u>	<u>\$ 1000</u>	
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Number of unit's _____		
Plus the sum of _____	\$100/unit	

Total		<u>\$1,885.00</u>
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