

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)

Harry B. Heller (hellermccoy@sbcglobal.net)

William E. McCoy (hhm-bill@sbcglobal.net)

Mary Gagne O'Donal (hhm-mary@sbcglobal.net)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

May 13, 2020

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

127 East High St, LLC
84 Middletown Avenue
East Hampton, CT 06424

Re: Edgewater Hill Enterprises, LLC

Gentleperson:

You are hereby advised that Edgewater Hill Enterprises, LLC has filed an application with the Town of East Hampton Planning and Zoning Commission for site plan approval for the development of a proposed three (3) story mixed use building to be located on the southerly side of Edgewater Circle and the easterly side of East High Street (Connecticut Route 66). The project, designated as "Market Square 2" is a proposed mixed-use development project with commercial/restaurant space on the first floor and multi-family apartments on the second and third floors. The project is located on property currently owned by Edgewater Hill Enterprises, LLC and is designated as 000 East High Street by the East Hampton Assessor. The property for which development is proposed represents portions of those properties designated as Lot Nos. 10 and 5C in Block 85 on East Hampton Assessor's Map 10A.

The property proposed for development is a component of the Edgewater Hill Master Planned Community and is located in the Mixed Use Development District Overlay Zone pursuant to the Zoning Regulations promulgated by the East Hampton Planning and Zoning Commission. The Edgewater Hill Master Planned Community obtained master plan approval from the East Hampton Planning and Zoning Commission in 2012. The development of Market Square 2 is a component of the Edgewater Hill Master Planned Community and is consistent with the Master Plan which has been approved by the East Hampton Planning and Zoning Commission.

In conjunction with the development of this project, an application has been submitted to the Town of East Hampton Planning and Zoning Commission. Submitted with the application is a site development plan for Market Square 2 entitled "Site Development Plan Proposed Mixed Use Building (MS-2) Prepared For Edgewater Hill Enterprises, LLC 000 East High Street (CT Route

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66) East Hampton, Connecticut May 2020 Applicant/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 128 East High Street Assessor's ID: 10A/85/10 Area: 1.47 +/- Acres" prepared by Boundaries, L.L.C.

The East Hampton Planning and Zoning Commission will consider this application at its regularly scheduled meeting of Wednesday, June 3, 2020 at 7:00 p.m. The meeting will be held at the new East Hampton Town Hall located at 1 Community Avenue, East Hampton, Connecticut. However, due to restrictions emanating from the COVID-19 pandemic, it is likely that the meeting will be held as a "virtual meeting". Should you wish to participate in the meeting, or be advised of the proceedings occurring at the meeting, you should contact the East Hampton Land Use Department to be advised as to the procedure required in order to join and participate in the meeting.

Again, due to the current COVID-19 pandemic, you should contact the Land Use Department of the Town of East Hampton at the East Hampton Town Hall to make arrangements to view the application and supporting documentation in the event that you wish to review the same.

You are being advised of the pendency of this application due to the fact that you have been identified as the owner of real property which either abuts the application parcel, or is located directly across the street from the application parcel. Should you desire further information with respect to this application, in addition to obtaining application information from the East Hampton Planning Department, you may contact this office, as representative of the applicant.

Very truly yours,


Harry B. Heller

HBH/rmb
enclosures