



**Office Use Only**

Date Accepted: 1/3/24

Accepted By: [Signature]

CK #2622 \$210-

### 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)**

**RECEIVED**

**By Land Use at 1:47 pm, Jan 03, 2024**

- 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 17
- 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)
- Reports from Chatham Health District, Fire Marshal, Police Dept. and Public Works
- Public Hearing Requirements

*I certify that this application is complete.*

Signature of Applicant: [Signature] Date: 1-3-24

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 -24-001  
Date \_\_\_\_\_

Fee Paid 210  
Check # 2622  
Rec'd. By SY

LOCATION 87 Main Street

MAP D6A BLK 61 LOT 7

PROJECT NAME Pizza on Main / Mateo's Tacos

ZONE \_\_\_\_\_

APPLICANT Jessicas Designed Landscapes LLC.

PHONE 860-942-9112

ADDRESS 6 Ridge View Road Portland CT 06480

EMAIL xgrnmtiv@gmail.com

CONTACT PERSON Matt Carroll

PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

OWNER Lambis Enterprises

ADDRESS 1453 E. Main St Torrington CT.

PHONE 860-309-2330

EMAIL blambis63@gmail.com

SURVEYOR/ENGINEER N/A  
ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

ATTORNEY N/A  
ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

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 \_\_\_\_\_
- 6. AMENDMENT TO ZONING REGULATIONS \_\_\_\_\_
- 7. LAKE POCOTOPAUG PROTECTION AREA \_\_\_\_\_
- 8. ACTIVE ADULT NO OF UNITS \_\_\_\_\_
- 7. OTHER (DESCRIBE) Change of use see attached

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 1-3-24

OWNER'S SIGNATURE [Signature] DATE 1-3-24

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.





EAST HAMPTON PLANNING AND ZONING COMMISSION

THE PROPERTY LOCATED AT: 87 Main St

IS THE SUBJECT OF A PUBLIC HEARING BY THE EAST HAMPTON PLANNING AND ZONING COMMISSION ON 1-3-24 AT 7:00 P.M. IN THE EAST HAMPTON TOWN HALL, 1 COMMUNITY DRIVE, EAST HAMPTON CT 06424.

THIS PUBLIC HEARING IS TO CONSIDER THE FOLLOWING APPLICATION:

APPLICATION NAME: \_\_\_\_\_

\_\_\_\_\_ SPECIAL PERMIT UNDER SECTION \_\_\_\_\_ OF THE ZONING REGULATIONS TO \_\_\_\_\_

\_\_\_\_\_ SUBDIVISION/OPENSACE SUBDIVISON NO. OF LOTS \_\_\_\_\_  
TITLE \_\_\_\_\_

\_\_\_\_\_ RESUBDIVISION NO. OF LOTS \_\_\_\_\_  
TITLE \_\_\_\_\_

\_\_\_\_\_ SITE PLAN APPROVAL TO \_\_\_\_\_  
TITLE \_\_\_\_\_

\_\_\_\_\_ LAKE POCOTOPAUG PROTECTION AREA TO \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ ZONE CHANGE FROM \_\_\_\_\_ TO \_\_\_\_\_

\_\_\_\_\_ ZONING REGULATION CHANGE \_\_\_\_\_  
\_\_\_\_\_

OTHER Change of use to Restaurant

APPLICATION AND MAPS ARE ON FILE IN THE LAND USE OFFICE. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT THE LAND USE OFFICE AT 860--267-7450

Revised 04/30/2017

Change of use Request for 87 Main street. Currently operates as a Retail Consignment shop. Use will Return to Restaurant use as it had been in the past. The space that is currently a consignment shop is connected to Main street pizza and is in fact one unit that has been operating a 2 units. Bathrooms and egress are all treated as one unit. There will be no changes to the interior structure of the space. There is an existing Plumed bar in the Consignment shop space that will be used. All Food Production is being done in a →



Shared kitchen with Main Street  
Pizza Space and is all being inspected  
by Chatham Health as one single  
Business.

To: East Hampton PZC

RE: 87 Main Street, Pizza on main/Mateo's Tacos Use and Liquor sales

Upon research the town planner has found that the space currently occupied by the consignment shop has always been permitted as a restaurant, no change to any other use has ever been filed. I ask that the Commission acknowledge that the entire first floor of 87 Main Street is currently permitted as restaurant use.

As normal course of our restaurant operations we plan to have a full liquor permit at the premises. According to the section below we will need approval from the commission for on site alcohol.

8.4.B.2.C: "Sale of alcohol for on-site consumption as an ancillary use in the C, VC, or MUDD Zones may be approved within 500 feet of the uses described above when the Commission determines that such sale will not adversely affect the health, safety, or welfare of persons attending the uses as described in Sec 8.4.B.1.b. Any change in ownership of permitted facility requires review and/or approval of the Commission."

Thank you,

Matthew Carroll

Pizza on Main/Mateo's Tacos

860-942-9112



Matthew Carroll 1-16-24

