

**TOWN OF EAST HAMPTON**  
**Planning and Zoning Commission**  
**1-860-267-9601**

Date 11/19/18  
PZC -18-021

Fee Paid \$3260.00  
Check # 5658  
Rec. By JH

LOCATION 000 East High Street (Connecticut Route 66) MAP 10A BLK 85 LOT 5C

PROJECT NAME The Neighborhood at Edgewater Hill, a residential component of the Edgewater Hill Planned Community ZONE Mixed Use Development District

APPLICANT Edgewater Hill Enterprises, LLC PHONE (860) 267-6822  
ADDRESS 138 East High Street, East Hampton, Connecticut 06424 Fax \_\_\_\_\_

CONTACT PERSON Harry B. Heller PHONE (860) 848-1248

OWNER Edgewater Hill Enterprises, LLC PHONE (860) 267-6822  
ADDRESS 138 East High Street, East Hampton, Connecticut 06424 Fax \_\_\_\_\_

SURVEYOR/ENGINEER Boundaries, L.L.C. PHONE (860) 376-2006  
ADDRESS 179 Pachaug River Drive, Griswold, Connecticut 06351 Fax (860) 376-5899

ATTORNEY Heller, Heller & McCoy PHONE (860) 848-1248  
ADDRESS 736 Norwich-New London Turnpike, Uncasville, Connecticut 06382 Fax (860) 848-4003

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

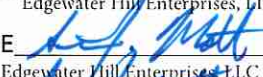
- 1. SUBDIVISION RESUBDIVISION / CONSERVATION SUBDIVISION NO. OF LOTS 19 (18 building lots)
- 3. SITE PLAN \_\_\_\_\_ MODIFICATION \_\_\_\_\_ Residential \_\_\_\_\_ Commercial \_\_\_\_\_
- 4. SPECIAL PERMIT---SECTION \_\_\_\_\_ OF THE ZONING REGS. FOR \_\_\_\_\_
- 5. ZONE CHANGE---FROM \_\_\_\_\_ TO \_\_\_\_\_
- 6. AMENDMENT TO ZONING REGULATIONS \_\_\_\_\_
- 7. LAKE POCOTOPAUG PROTECTION AREA \_\_\_\_\_
- 8. ACTIVE ADULT NO OF UNITS \_\_\_\_\_
- 7. OTHER (DESCRIBE) \_\_\_\_\_

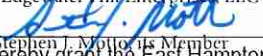
**APPLICATION REQUIREMENTS:** This application and 10 sets of plans shall be submitted to the Planning Office and shall be received by the Commission at the next regularly scheduled meeting. *(see meeting schedule for deadline dates)*

*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  DATE 11/14/2018  
Edgewater Hill Enterprises, L.L.C. Stephen J. Motto, its Member

OWNER'S SIGNATURE  DATE 11/14/2018  
Stephen J. Motto, its Member

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 18 building lots

A fee of \$500 plus the sum of \$ 150/ lot

\$3,200.00

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**

Residential/Commercial \$ 150

Commercial, Industrial, Designed Development: Calculated by total sq ft of impervious surface

New Construction

Square Feet \_\_\_\_\_

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

For every additional 5000 Sq Ft \$ 500

**SPECIAL PERMIT**

Special Permit \$ 150

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 MODIFICAT ION**

Minor Amendment \$ 50

Major Amendment \$ 100

ZONING OR SUBDIVISION REGULATION TEXT CHANGE \$ 300

CHANGE IN ZONING MAP \$ 500

LAKE POCOTOPAUG PROTECTION AREA \$ 75

APPLICATION FOR MULTI-FAMILY, ACTIVE ADULT AND HOD \$ 1000

Number of unit's \_\_\_\_\_

Plus the sum of \$100/unit

**Total**

\$3,260.00



Office Use Only

Date Accepted: \_\_\_\_\_

Accepted By: \_\_\_\_\_

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.

Site Plan Review/Modification (See Section 9.1 for details)

- Complete Application Form
- Fee Paid
- Site Plan (10 Copies) – 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 (10 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 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 -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>I certify that this application is complete.</i>	
Signature of Applicant:	Date: 11/14/2018
Stephen J. Mollo, Its Member	

The Commission reserves the right to add additional requirements in accordance with the Regulations.  
***Only Complete Application Packages Will Be Accepted***


## AUTHORIZATION

Edgewater Hill Enterprises, LLC, the owner of real property located at 000 East High Street, East Hampton, Connecticut hereby authorizes and directs the law firm of Heller, Heller & McCoy to file an application on its behalf for an eighteen (18) lot residential subdivision for the creation of eighteen (18) building lots in the Neighborhood at Edgewater Hill, a residential component of the Edgewater Hill Mixed Use Development formulated pursuant to the Mixed Use Development District Regulations of the Town of East Hampton and the approved Master Plan for the development of Edgewater Hill in accordance with a subdivision plan entitled "Resubdivision Plan The Neighborhood at Edgewater Hill Edgewater Hill Enterprises, LLC 000 East High Street (CT Route #66) East Hampton, Connecticut October 2018" prepared by Boundaries, L.L.C. and consisting of Sheets 1 of 18 to 18 of 18.

Edgewater Hill Enterprises, LLC hereby further authorizes 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 said subdivision application.

Dated at East Hampton, Connecticut this 14<sup>th</sup> day of November, 2018.

**EDGEWATER HILL ENTERPRISES,  
LLC**

By:   
Stephen J. Motto, its Member

**HELLER, HELLER & McCOY**  
*Attorneys at Law*  
**736 Norwich-New London Turnpike**  
**Uncasville, Connecticut 06382**

*Sidney F. Heller (1903-1986)*  
*Harry B. Heller*  
*William E. McCoy*

*Mary Gagne O'Donal*  
*Andrew J. McCoy*

RECEIVED  
NOV 19 2018  
TIME: *JD* Clk#  
5658  
# 3260

Telephone: (860)-848-1248  
Facsimile: (860)-848-4003

November 14, 2018

East Hampton Planning and Zoning Commission  
20 East High Street  
East Hampton, CT 06424

Re: Subdivision application for the re-subdivision of 19 lots (18 building lots) in The Neighborhood at Edgewater Hill, a residential component of the Edgewater Hill Mixed Use Development in accordance with the approved Master Plan for Edgewater Hill

Dear Commissioners:

Please be advised that this office represents Edgewater Hill Enterprises, LLC, the owner of property located at 000 East High Street (Connecticut Route 66) in the Town of East Hampton, Connecticut. The property owned by Edgewater Hill Enterprises, LLC is a component of the real property which has received Master Plan approval from the Town of East Hampton Planning and Zoning Commission for the development of the Edgewater Hill Mixed Use Development under the "MUDD" regulations. The Neighborhood at Edgewater Hill is a component of the Master Plan.

Submitted herewith and constituting the application for re-subdivision consideration to the Town of East Hampton Planning and Zoning Commission are the following:

1. A check in the amount of \$3,260.00 representing payment of the re-subdivision application fee calculated at the rate of \$500.00 for the application, \$150.00 per lot for the 18 building lots and the \$60.00 State of Connecticut fee. Since all improvements within Edgewater Hill are private rather than public improvements, there are no public improvements contemplated in this application.
2. Ten (10) prints of the re-subdivision plan entitled "Resubdivision Plan The Neighborhood at Edgewater Hill Edgewater Hill Enterprises, LLC 138 East High Street (CT Route #66) East Hampton, Connecticut October 2018 Sheets 1 of 18 to 18 of 18" prepared by Boundaries L.L.C.
3. Five (5) copies of the Stormwater Management Report for the project entitled "Stormwater Management Report Prepared For: The Neighborhood at Edgewater Hill