



Office Use Only

Project: PZC-21-003
Address: Edgewater Circle
MBL: 10A/85/5C

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


I certify that this application is complete.

Signature of Applicant: See attached signature page **Date:** _____

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

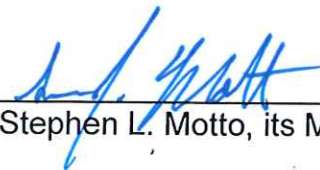
I certify that this application is complete.

EDGEWATER HILL ENTERPRISES, LLC

By: 
Stephen L. Motto, its Manager


Date: January 13, 2021

EDGEWATER HILL APARTMENTS, LLC

By: 
Stephen L. Motto, its Member

Date: January 13, 2021

EDGEWATER HILL PROPERTIES, LLC

By: 
Stephen L. Motto, its Member

Date: January 13, 2021

EDGEWATER HOMES I, LLC

By: 
Stephen L. Motto, its Manager

Date: January 13, 2021



TOWN OF EAST HAMPTON
Planning and Zoning
Commission
1-860-267-7450
www.easthamptonct.gov

RECEIVED
JAN 20 2021
TIME _____

PZC PZC-21-003
Date 1/20/2021

Fee Paid \$ 5135.⁰⁰
Check # 0733
Rec'd. By CC

LOCATION Edgewater Circle

MAP 10A BLK 85 LOT 5C

PROJECT NAME Salt Pond Apartments at Edgewater Hill

ZONE MUDD

APPLICANT Edgewater Hill Enterprises, LLC, Edgewater Hill Properties, LLC, Edgewater Hill Apartments, LLC and Edgewater Homes I, LLC as Co-Declarants of Edgewater Hill, a Master Planned Community
ADDRESS 10 Edgewater Circle, Suite 2, East Hampton, CT 06424

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

CONTACT PERSON Stephen J. Motto

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

OWNER Edgewater Hill Enterprises, LLC, together with Edgewater Hill Properties, LLC, Edgewater Hill Apartments, LLC and Edgewater Homes I, LLC as Co-Declarants of Edgewater Hill, a Master Planned Community
ADDRESS 10 Edgewater Circle, Suite 2, East Hampton, CT 06424

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

SURVEYOR/ENGINEER Boundaries, L.L.C.
ADDRESS 179 Pachaug River Drive, Griswold, CT 06351

PHONE (860) 376-2006
EMAIL dmckay@boundariesllc.net

ATTORNEY Heller, Heller & McCoy
ADDRESS 736 Norwich-New London Turnpike, Uncasville, CT 06382

PHONE (860) 848-1248
EMAIL hheller@hellermccoy.com

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

- 1. SUBDIVISION /RESUBDIVISION /CONSERVATION SUBDIVISION OF LOTS _____ NO.
- 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

APPLICANT'S SIGNATURE SEE ATTACHED SIGNATURE PAGE **DATE** SEE ATTACHED

OWNER'S SIGNATURE SEE ATTACHED SIGNATURE PAGE **DATE** SEE ATTACHED

The undersigned owners and applicants hereby grant the East Hampton Planning and Zoning Commission and/or its agents permission to enter upon the property for which the application approval is requested for the purpose of inspection and enforcement of the Zoning Regulations of the Town of East Hampton.

APPLICANTS AND OWNERS*
EDGEWATER HILL ENTERPRISES, LLC

By:  Date: January 13, 2021
Stephen L. Motto, its Manager


EDGEWATER HILL APARTMENTS, LLC

By:  Date: January 13, 2021
Stephen L. Motto, its Member

EDGEWATER HILL PROPERTIES, LLC

By:  Date: January 13, 2021
Stephen L. Motto, its Member

EDGEWATER HOMES I, LLC

By:  Date: January 13, 2021
Stephen L. Motto, its Manager

*The property which is the subject of the site plan application is owned of record by Edgewater Hill Enterprises, LLC. Edgewater Hill Apartments, LLC, Edgewater Hill Properties, LLC and Edgewater Homes I, LLC have executed this application as Co-Declarants of Edgewater Hill, a Planned Community.

PLANNING AND ZONING FEE SCHEDULE

Note: Each application requires an additional \$60 fee to be submitted to the State \$ 60.00
(effective 10/09)

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

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

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

Square Feet _____		
Less than 3000 Sq Ft	\$ 150	_____
Less than 5000 Sq Ft	\$ 300	_____
5001 to 10,000 Sq Ft	\$ 600	_____
10,001 to 15,000 Sq Ft	\$ 1100	_____
For every additional 5000 Sq FT	\$ 500	_____

For Special Permits involving Commercial Properties fees increase by \$50

SITE PLAN MODIFICATION

Minor Amendment	\$ 50	_____
Major Amendment	\$	_____
100		

ZONING OR SUBDIVISION REGULATION TEXT CHANGE	\$ 300	_____
---	--------	-------

CHANGE IN ZONING MAP	\$ 500	_____
-----------------------------	--------	-------

LAKE POCOTOPAUG PROTECTION AREA	\$ 75	\$75.00
--	-------	---------

APPLICATION FOR MULTI-FAMILY, ACTIVE ADULT AND HOD		\$ 1000.00
---	--	------------

Number of unit's 40 _____		
Plus the sum of	\$100/unit	\$4,000.00

TOTAL		\$5,135.00
--------------	--	-------------------

**APPLICATION OF EDGEWATER HILL ENTERPRISES, LLC, EDGEWATER HILL
PROPERTIES, LLC, EDGEWATER HILL APARTMENTS, LLC AND EDGEWATER
HOMES I, LLC**

**TO TOWN OF EAST HAMPTON PLANNING AND ZONING COMMISSION
SITE PLAN APPLICATION IN CONJUNCTION WITH THE DEVELOPMENT OF
SALT POND APARTMENTS AT EDGEWATER HILL, A COMPONENT OF THE
EDGEWATER HILL MASTER PLAN COMMUNITY**

000 EAST HIGH STREET, EAST HAMPTON, CONNECTICUT

LIST OF ABUTTING PROPERTY OWNERS

WEST

Lake Vista-Baker Hill Commons, Inc.
113 Elm Street, Suite 102
Enfield, CT 06062

Town of East Hampton
1 Community Drive
East Hampton, CT 06424

Mr. George A. Loos
Mrs. Mary F. Loos
126 East High Street
East Hampton, CT 06424

SOUTH

Paul & Sandy's Too, Inc.
93 East High Street
East Hampton, CT 06424

EAST

Edgewater Hill Enterprises, LLC
10 Edgewater Circle, Suite 2
East Hampton, CT 06424

Edgewater Homes I, LLC
10 Edgewater Circle, Suite 2
East Hampton, CT 06424

JGI Enterprises, Inc.
2928 Camarillo Lane
Virginia Beach, VA 23456

NORTH

Edgewater Hill Enterprises, LLC
10 Edgewater Circle, Suite 2
East Hampton, CT 06424

Edgewater Hill Apartments, LLC
10 Edgewater Circle, Suite 2
East Hampton, CT 06424