



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

RECEIVED
SEP 20 2021
TIME Walk-in

PZC -21-021
Date _____

Fee Paid \$160
Check # 1042
Rec'd. By JDD

LOCATION 265 West High St

MAP 06 BLK 12 LOT 09

PROJECT NAME Global Self Storage

ZONE C

APPLICANT Global 66 LLC
ADDRESS 244 Middletown Ave, E. Hampton

PHONE 860-982-4700
EMAIL _____

CONTACT PERSON Wayne Rand

PHONE 860-982-4700
EMAIL wayne.rand@ci.com

OWNER Global 66 LLC
ADDRESS 244 Middletown Ave, E. Hampton

PHONE ENG: 203-915-8301
EMAIL BALIRO@ACL.COM

SURVEYOR/ENGINEER Robert Buttramits CT Land Surveying
ADDRESS 37 Tarnay Hill Rd 58 Old Tavern Rd
Wallingford CT 06492 Orange CT 06477

PHONE SUR: 203-503-1193
EMAIL jsoni2@yahoo.com

ATTORNEY Timothy Furey
ADDRESS 43 Bellevue Ave, Bristol Ct.

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) _____

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 9/20/21

OWNER'S SIGNATURE [Signature] DATE 9/20/21

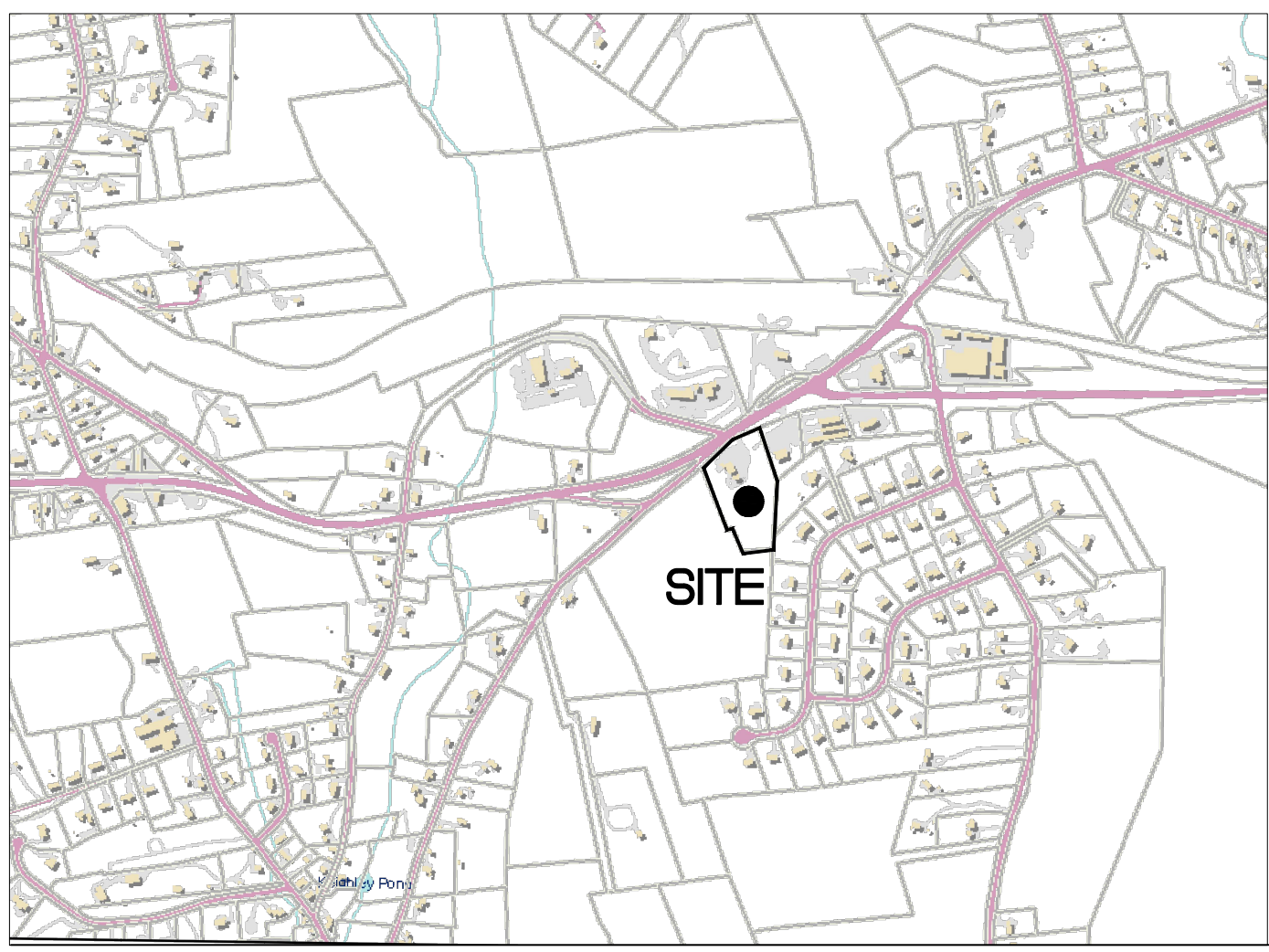
The owner and applicant hereby grant the East Hampton Planning and Zoning Commission and/or it's agents permission to enter upon the property to which the application is requested for the purpose of inspection and enforcement of the Zoning Regulations and Subdivision Regulations of the Town of East Hampton.



GLOBAL SELF STORAGE

265 WEST HIGH STREET EAST HAMPTON, CONNECTICUT

INLAND WETLANDS AND PLANNING & ZONING APPLICATION



VICINITY MAP

SCALE: 1"=1000'



OVERALL SITE PLAN

SCALE: 1"=60'

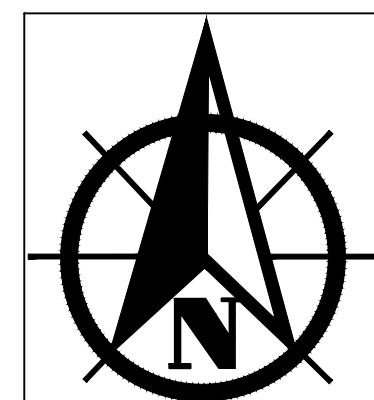
PROPERTY OWNER/APPLICANT:

Global Self Storage LLC
244 Middletown Ave
East Hampton, CT 06424

Soil Scientist:

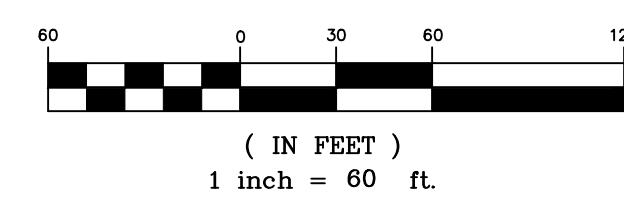
James Sipperly, Certified Soil Scientist
401 Salem Turnpike, Bozrah CT 06334
Phone: 860-334-7073

Surveyor:



CT LAND SURVEYING, LLC
SBE | MBE CERTIFIED
LAND SURVEYING / LAND PLANNING
CT LAND SURVEYING, LLC
58 OLD TAVERN ROAD
ORANGE, CT 06477
P: (203) 503-1193
FAX: (203) 404-0411
EMAIL: JS0N12@YAHOO.COM

GRAPHIC SCALE



Project Narrative

This project proposes to redevelop the former Sport Complex use into a self storage facility. There will be minor changes to the exterior of the site. These include the installation of a loading door along the eastern building wall, the installation of loading doors along the western building wall, the construction of a new drive and parking lot for the new western wall loading docks, the construction of a proposed retaining wall among the property's frontage and lastly off site improvements which include the installation of 6" bit curb for a portion of Long Hill and the construction of a stone lined drainage swale replacing the existing roadside swale. The swale will be within the Town of East Hampton's ROW and is the only wetlands disturbance with this application. This proposed swale will be an improvement over the existing roadside swale which is narrow and has steep unprotected side slopes

INDEX OF DRAWINGS

| | |
|------|---|
| CV-1 | COVER SHEET |
| EX-1 | BOUNDARY AND TOPOGRAPHIC SURVEY |
| GU-1 | SITE, GRADING, UTILITY AND EROSION CONTROL PLAN |
| DN-1 | DETAIL SHEET |
| DN-2 | DETAIL SHEET |

Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____
Chairman

Date: _____

Expiration Date: _____

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____
Chairman

Date: _____

Expiration Date: _____

Per Section 8-26c of the Connecticut General Statutes, as amended, approval automatically expires _____ if all physical improvements required by this plan are not completed by that date.

The Subdivision Regulations of the Town of East Hampton Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications made by the Commission. Any Such Variances or modifications are on file in the office of the Commission.

COVER SHEET

PROPOSED GLOBAL SELF STORAGE
PROPERTY OF GLOBAL SELF STORAGE, LLC
265 WEST HIGH STREET
EAST HAMPTON, CONNECTICUT

Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallingford, Connecticut 06492
(203) 915-8301

DATE: 9/17/2021 SCALE: as shown SHT #: CV-1

| # | DATE | DESCRIPTION |
|---|----------|--|
| 2 | 10/17/21 | REVISE SHEET INDEX TO INCLUDE DN-2 |
| 1 | 10/03/21 | REMOVE WETLANDS FILLING & REDUCE BUFFER WORK |
| # | DATE | DESCRIPTION |

SURVEY NOTES

1. This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
2. This Survey conforms to Class A-2.
3. The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Improvement Location Survey.
4. Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
5. North Arrow is based on Map Reference # 1.
6. This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
7. This map is NOT VALID if altered or used by any party other than the CT LAND SURVEYING, LLC.
8. Property Lines Established According to Record Deeds as exist
9. Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
10. Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
11. Elevations area based on NAVD 1988 DATUM.

PROPERTY SUBJECT TO:

1. DRAINAGE RIGHT OF WAY FROM JOHN H. PAONESSA AND BARBARA B. PAONESSA IN FAVOR OF THE STATE OF CONNECTICUT DATED 09-01-51 AND RECORDED 10-04-51 IN VOLUME 69 AT PAGE 563.
2. A MUTUAL DRIVEWAY EASEMENT TO USE IN COMMON WITH OTHERS & FOR THE SOLE PURPOSE OF INGRESS, EGRESS INSTALLING AND MAINTAINING UTILITIES, SANITARY AND SEWER LINES.
3. EASEMENTS, RESTRICTIONS, RIGHTS AND ENCUMBRANCES AS OF RECORD APPEAR IN THE EAST HAMPTON LAND RECORDS.

MAP REFERENCES

- | | |
|---------------------------------------|---|
| 1. RECORD MAP NO # VOL. 8, PAGE 377. | 7. RECORD MAP NO # VOL. 64, PAGE 24. |
| 2. RECORD MAP NO # VOL. 11, PAGE 514. | 8. RECORD MAP NO # 8. |
| 3. RECORD MAP NO # VOL. 09, PAGE 414. | 9. RECORD MAP NO # VOL. 34, PAGE 51. |
| 4. RECORD MAP NO # VOL. 83, PAGE 04. | 10. RECORD MAP NO # VOL. 47, PAGE 42. |
| 5. RECORD MAP NO # VOL. 57, PAGE 06. | 11. CT STATE HIGHWAY RIGHT OF WAY MAP FOR TOWN OF HAMPTON, CT MAP NO # 41-10 SHEETS 2 & 3 OF 3. |
| 6. RECORD MAP NO # VOL. 50, PAGE 27. | |

IMPORTANT! READ! WARNING AND DISCLAIMER OF LIABILITY UNDERGROUND UTILITIES

The user of this document is WARNED NOT TO RELY on the purported accuracy, scale, dimension, measurement, description, or elevations of any underground structure.

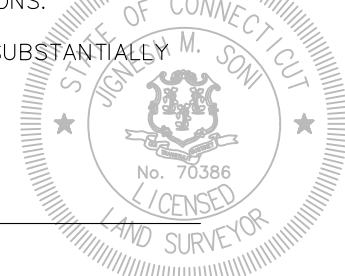
The Underground structures depicted hereon are for informational purpose only. The Preparer of this document DISCLAIMS ANY LIABILITY whatsoever to the user. There are no warranties or representations, expressed or implied and any use other than for informational purposes is excessive, unintended and an impermissible misuse of this document.

Before Excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

Jignesh M. Soni
JIGNESH M. SONI, P.L.S. 70386



CT LAND SURVEYING, LLC

SBE | MBE CERTIFIED
LAND SURVEYING | LAND PLANNING

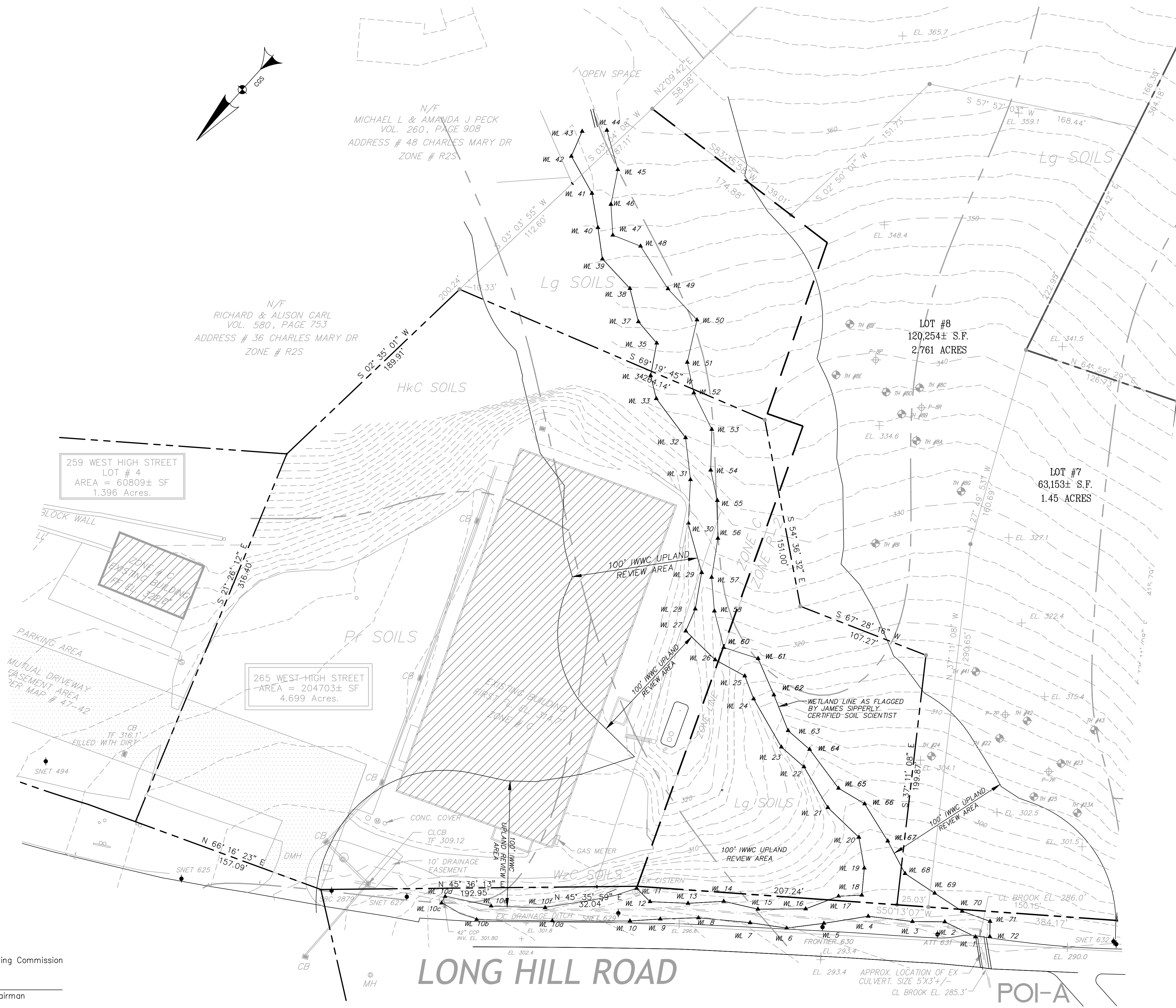
CT LAND SURVEYING, LLC
58 OLD TAVERN ROAD
ORANGE, CT 06477
P: (203) 503-1193
FAX: (203) 404-0411
EMAIL: JSONI2@YAHOO.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

**PROPOSED GLOBAL SELF STORAGE
PROPERTY OF GLOBAL SELF STORAGE, LLC
265 WEST HIGH STREET
EAST HAMPTON, CONNECTICUT**

Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallingford, Connecticut 06492
(203) 915-8301

| | | | | | |
|-------|-----------|--------|----------|--------|------|
| DATE: | 9/17/2021 | SCALE: | 1" = 40' | SHT #: | EX-1 |
|-------|-----------|--------|----------|--------|------|

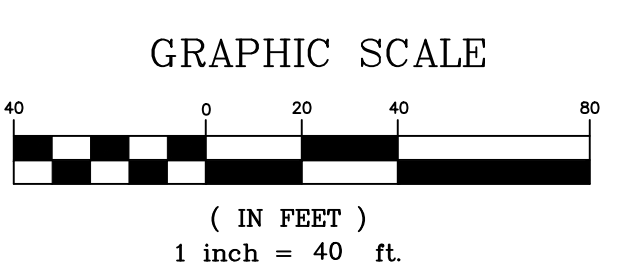


LONG HILL ROAD

WETLAND CERTIFICATION:

The inland wetlands and/or watercourses are accurately shown on this map as delineated on this site.

J. Sippel
James Sippel
4-26-21
Dated



Approved by the East Hampton Planning & Zoning Commission

Final Approval _____
Chairman

Date: _____

Expiration Date: _____

Per Section 8-26c of the Connecticut General Statutes, as amended, approval automatically expires _____ if all physical improvements required by this plan are not completed by that date.

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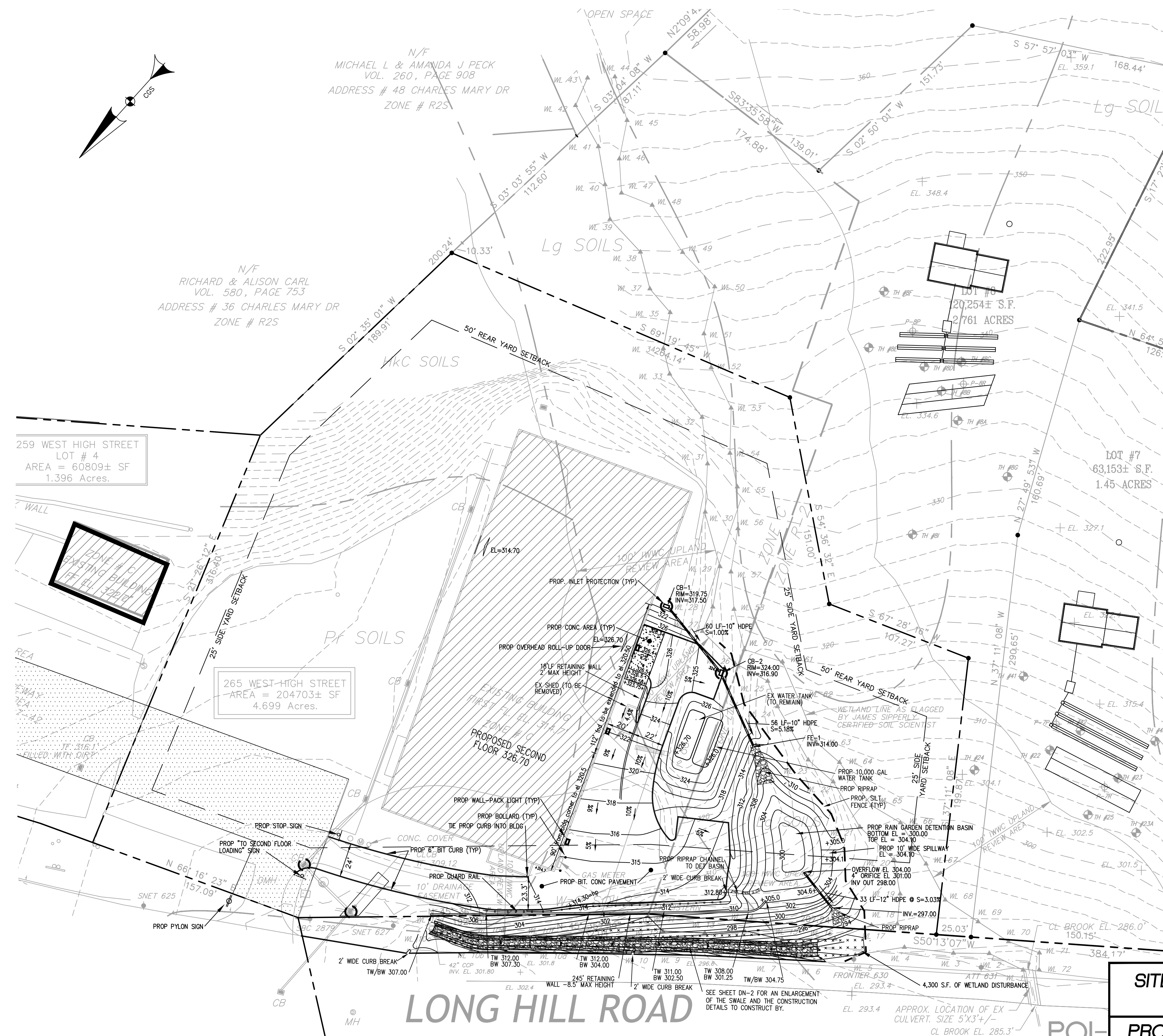
Final Approval _____
Chairman

Date: _____
Expiration Date: _____

| # | DATE | DESCRIPTION |
|---|------|-------------|
| | | |
| | | |
| | | |

GRADING AND UTILITY NOTES:

1. THE PROPERTY IS LOCATED IN THE ZONE X FLOOD PLAIN AS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOOD PLAIN AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP PANEL 141 OF 450, MAP NUMBER 09007001410, EFFECTIVE DATE AUGUST 28, 2008.
2. THE MAINTENANCE OF THE RAIN GARDEN WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
3. EROSION AND CONTROL BLANKETS WILL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3:1.



LEGEND

- PROPOSED
- PROPOSED CONTOURS 100
- PROPOSED RIP RAP
- PROPOSED STORM PIPE

SITE, GRADING, UTILITY AND EROSION CONTROL PLAN

PROPOSED GLOBAL SELF STORAGE PROPERTY OF GLOBAL SELF STORAGE, LLC
 265 WEST HIGH STREET
 EAST HAMPTON, CONNECTICUT

Robert V. Baltramaitis, P.E.
 27 Tammy Hill Road
 Wallingford, Connecticut 06492
 (203) 915-8301

| NO. | DATE | DESCRIPTION |
|-----|----------|---|
| 2 | 10/17/21 | INSTALL STONE LINED SWALE & BASIN OUTLET PIPE |
| 1 | 10/03/21 | REMOVE WETLANDS FILLING & REDUCE BUFFER WORK |
| # | DATE | DESCRIPTION |

DATE: 9/17/2021 SCALE: 1" = 40' SHT #: SP-1

Approved by the East Hampton Planning & Zoning Commission

Final Approval _____ Chairman

Date: _____

Expiration Date: _____

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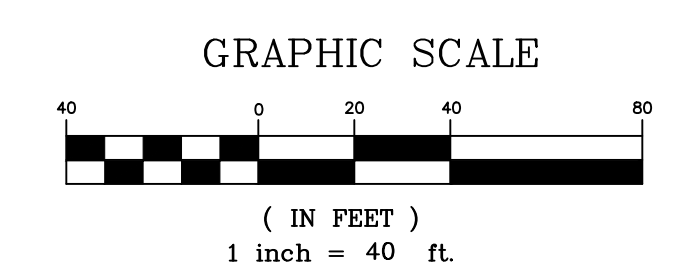
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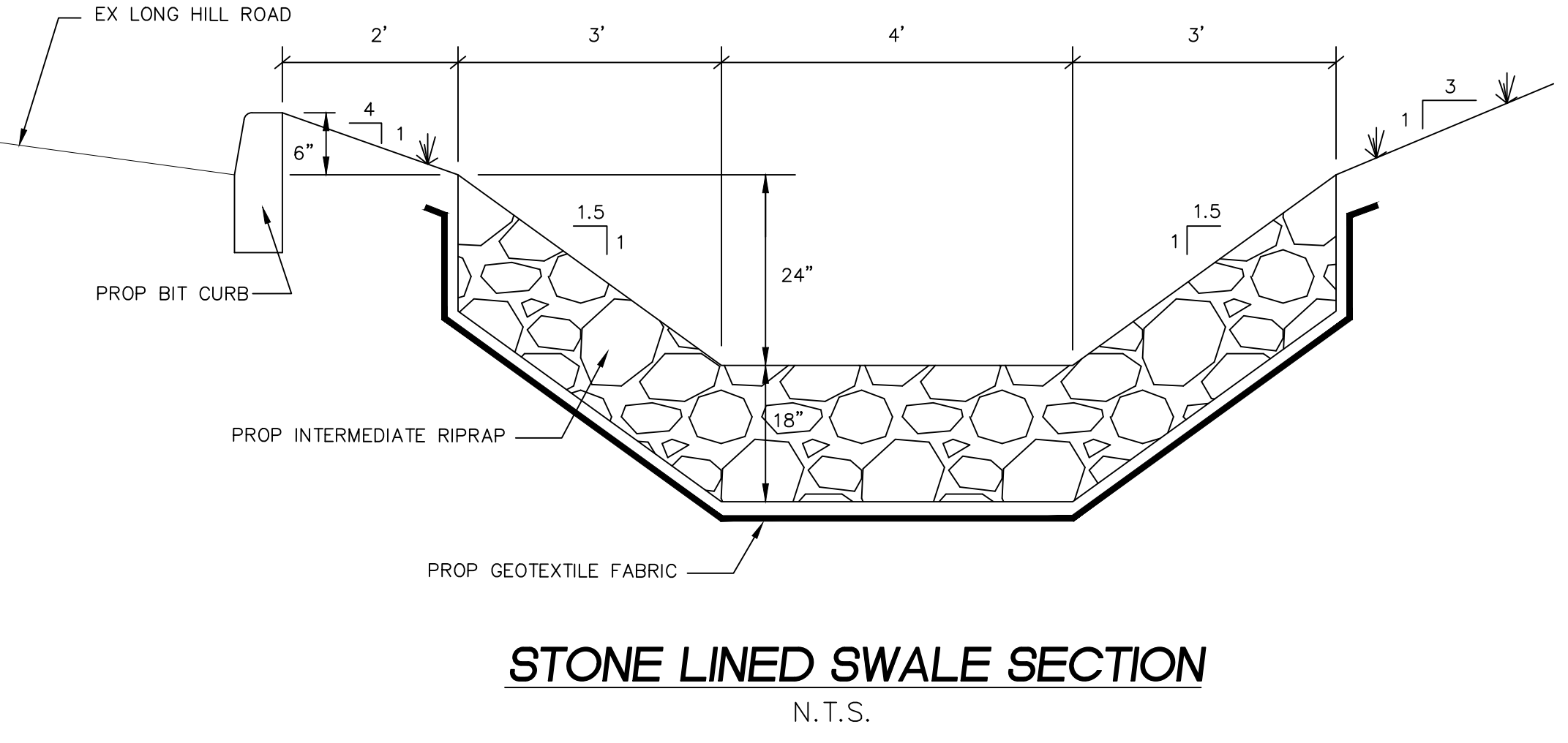
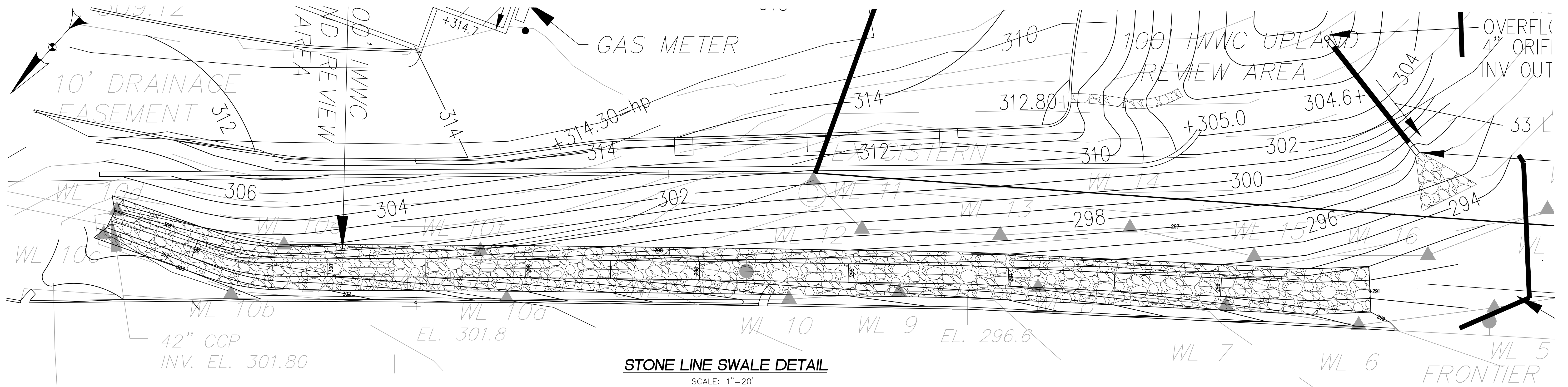
Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman

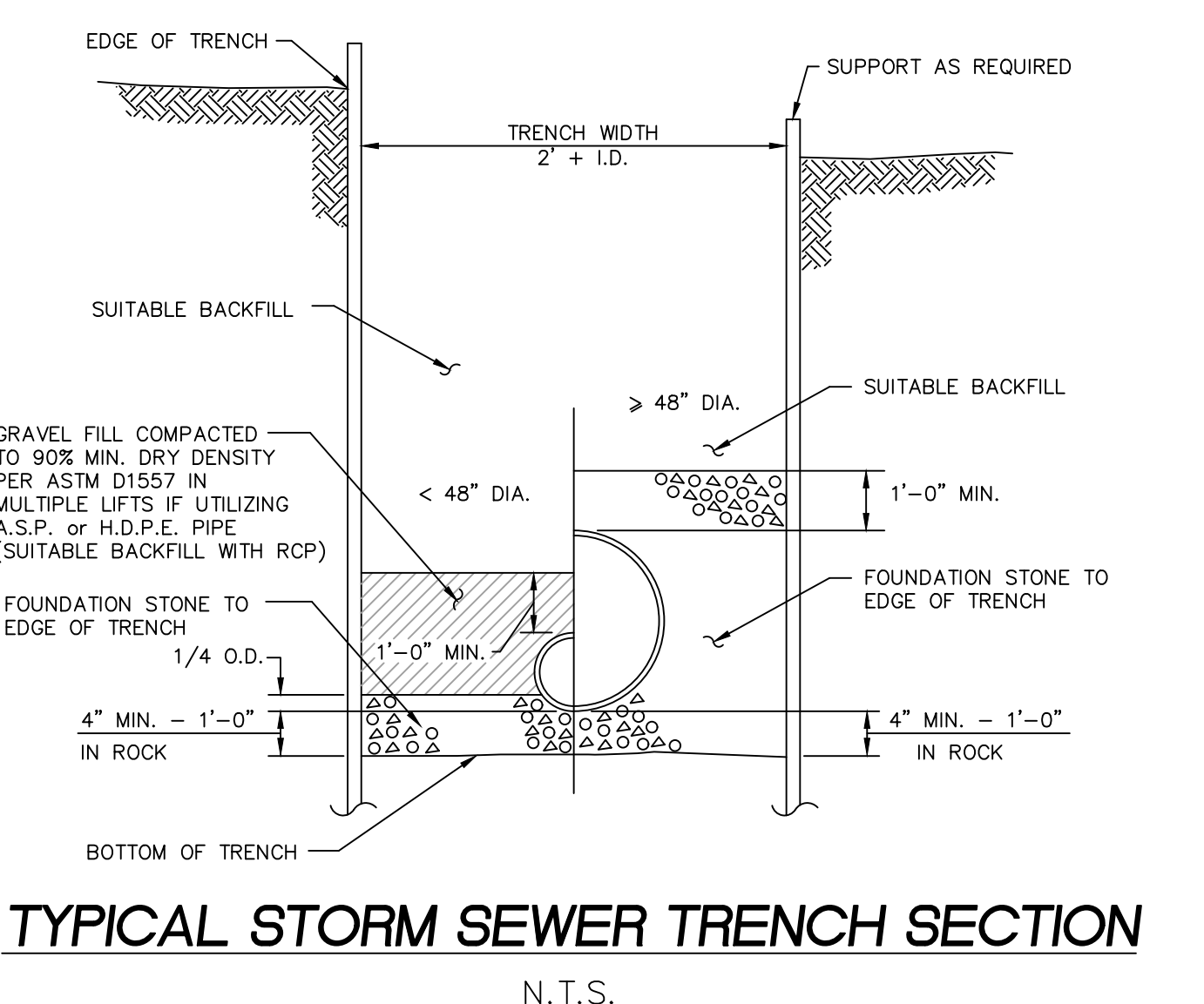
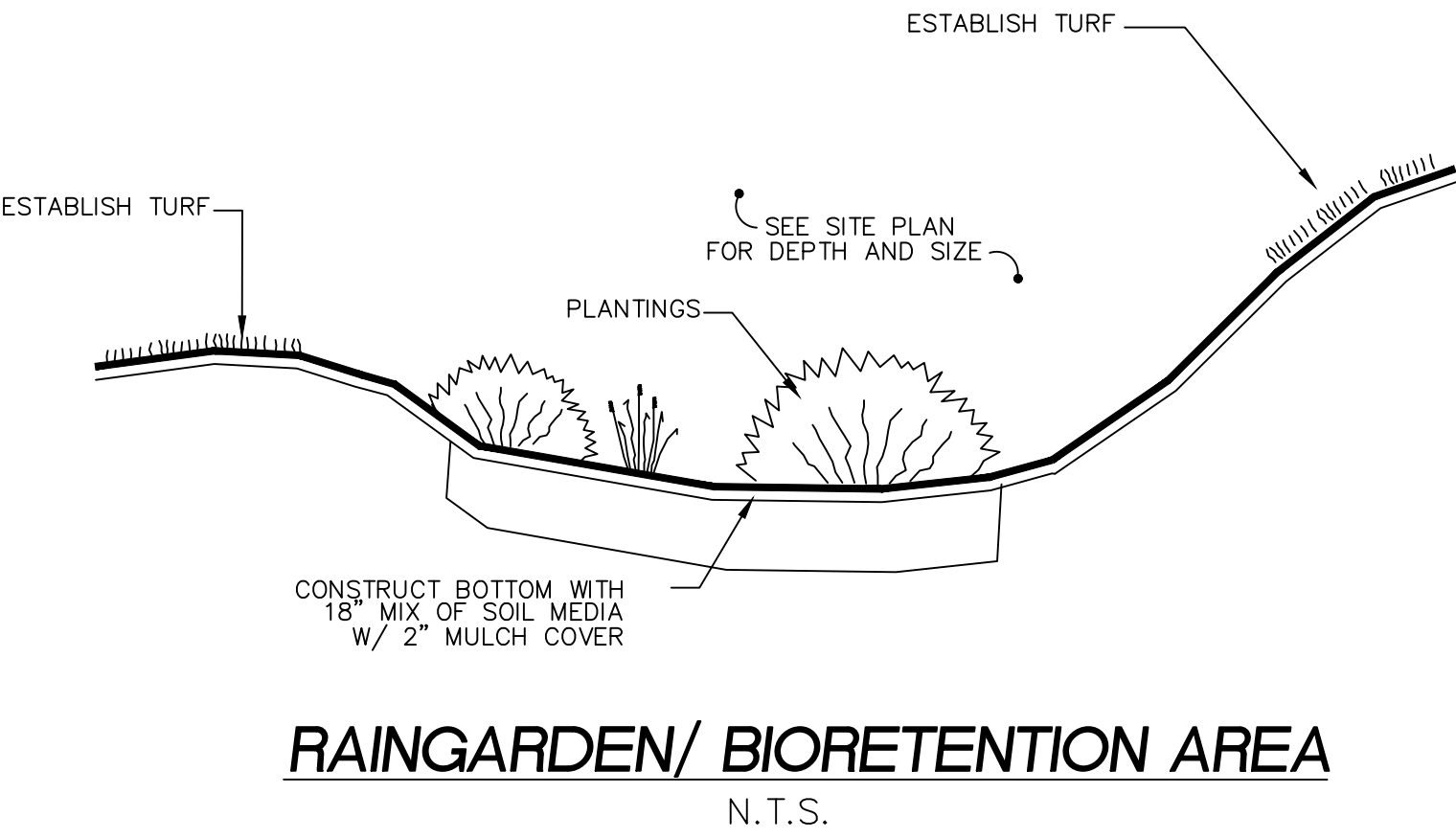
Date: _____

Expiration Date: _____





- ### Rain Garden Notes:
1. THE RAIN GARDEN MEDIA SHALL BE LOCATED ABOVE THE ZONE OF SEASONAL SOIL SATURATION.
 2. PLANTING MEDIUM SHALL HAVE A LOAMY SAND TO SANDY LOAM TEXTURE WITH 20-30% WELL-DECAYED, CLEAN LEAF COMPOST. IF IN-SITU TEXTURE IS NOT CORRECT, USE A HOMOGENEOUS MIX OF 50% CONSTRUCTION SAND, 20-30% TOPSOIL, AND 20-30% COMPOST. THE PH SHALL BE 5.5 TO 6.5.
 3. DEPTH OF PLANTING MEDIUM SHALL BE 18 TO 24 INCHES.
 4. AVOID OVER-COMPACTION DURING CONSTRUCTION, TO ENSURE ADEQUATE FILTRATION.
 5. PLANTING MEDIUM MUST BE COVERED WITH EITHER MULCH AND/OR GROUND COVER, INITIALLY SPREAD AN EVEN, 2-3 INCH LAYER OF FRESH STANDARD LANDSCAPING MULCH.
 6. PLANT HERBACEOUS MATERIALS AT DENSITIES OF AT LEAST 6 PLANTS PER 25 SQUARE FEET. PLANT IN SINGLE SPECIES GROUPINGS OF TWO TO FIVE.
 7. IF SHRUBS ARE DESIRED, PLANT MEDIUM TO TALL SHRUBS, AT LEAST 24" IN HEIGHT, & 5 TO 8 FEET APART; LOW SHRUBS 3 TO 4 FEET APART. THE FOLLOWING FOUR WOODY SPECIES COULD BE PLANTED: SHRUBS (MEDIUM TALL): Arrowwood (*Viburnum dentatum*); Winterberry (*Ilex verticillata*); Highbush blueberry (*Vaccinium corymbosum*); (LOW): Meadowsweet (*Spiraea latifolia*).
 8. OVER TIME HERBACEOUS GROUND COVER MAY BE ALLOWED TO SPREAD, REFRESH MULCH, AS NEEDED, EVERY YEAR, WHERE HERBACEOUS VEGETATIVE COVER IS LACKING. BARE SOIL SHALL NOT BE EXPOSED. HAND PULL WEEDS FOR A MORE ATTRACTIVE APPEARANCE.



Approved by the East Hampton Inland Wetlands & Watercourse Agency

Final Approval _____ Chairman
Date: _____

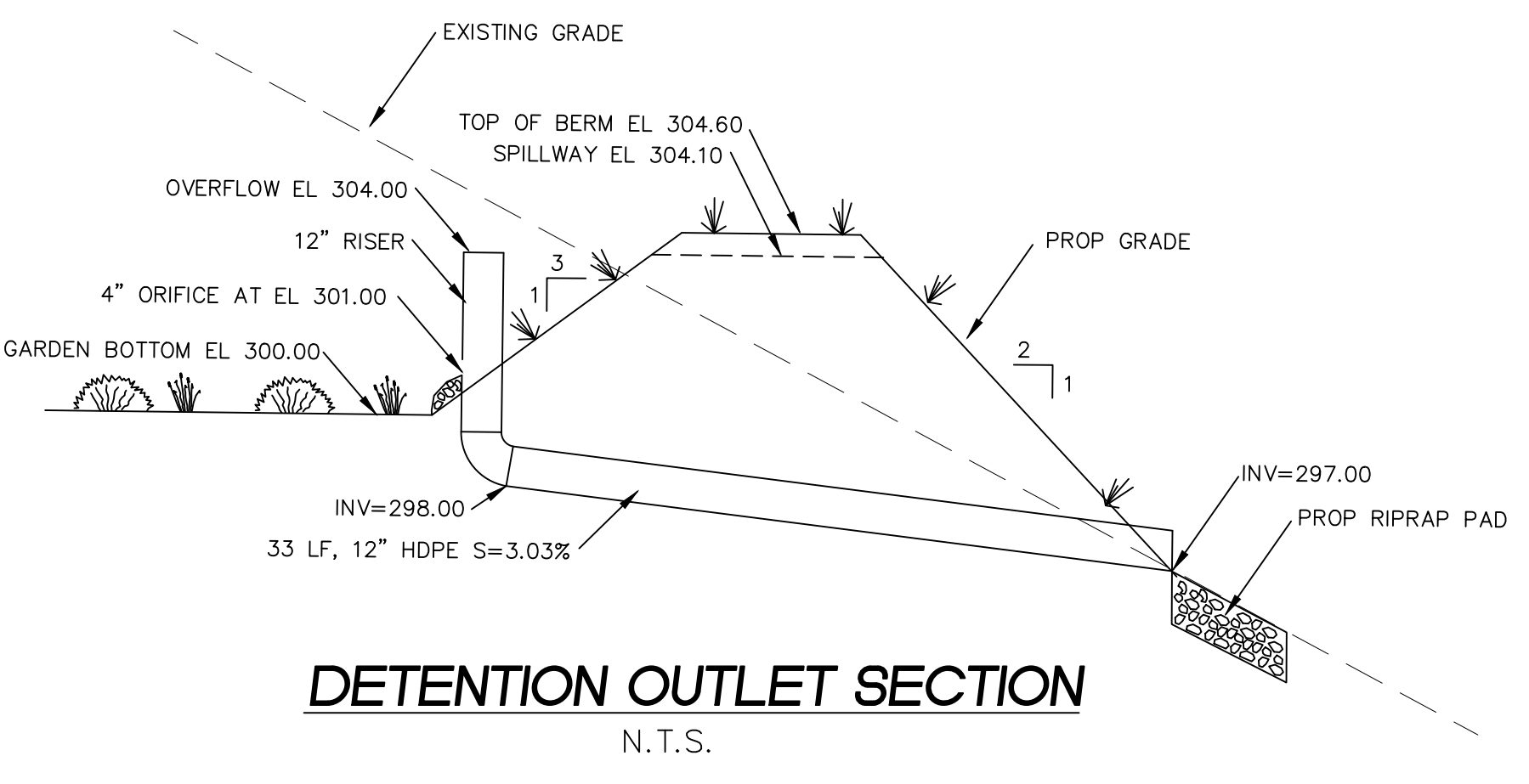
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Rain Garden Plant Schedule

| SCIENTIFIC NAME | COMMON NAME | SIZE | QUANTITY |
|--------------------------------|-------------------|-----------------|---|
| *HERBACEOUS PERENNIALS: | | | |
| CAREX SCOPARIA | BROOMSEDGE | 2" PLUG | AT LEAST 6 PLANTS PER 25 S.F. IF SEED MIX IS NOT USED |
| EUPATORIUM PURPUREUM | JOE PYE | QUART POT | |
| MONARDA DIDYMA | BEEBALM | QUART POT | |
| PANICUM VIRGATUM | SWITCHGRASS | 2" PLUG | |
| VERNONIA NOVEBORACENSIS | NY IRONWEED | QUART POT | |
| OSMUNDA CINNAMOMEA | CINNAMON FERN | QUART POT | |
| ASTILBE SPP. | ASTILBE | QUART POT | |
| ASTER NOVAEBELGII | NEW YORK ASTER | QUART POT | |
| LIATRIS SPICATA | SPIKED GAYFEATHER | QUART POT | |
| SHRUBS: | | | |
| VIBURNUM DENTATUM | ARROWWOOD | POT, 2' MIN HT | AS DETERMINED BY OWNER |
| MYRICA PENNSYLVANICA | BAYBERRY | POT, 2' MIN HT | |
| ILEX VERTICILLATA | WINTERBERRY | POT, 2' MIN HT | |
| SPIREA LATIFOLIA | MEADOWSWEET | POT, 18" MIN HT | |

*CHOOSE AT LEAST 6 SPECIES INCLUDING 3 PERENNIAL FLOWERS, 1 GRASS, 1 SEDGE AND 1 FERN.

| # | DATE | DESCRIPTION |
|---|------|-------------|
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DETAIL SHEET

PROPOSED GLOBAL SELF STORAGE
PROPERTY OF GLOBAL SELF STORAGE, LLC
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Robert V. Baltramaitis, P.E.
27 Tammy Hill Road
Wallington, Connecticut 06492
(203) 915-8301

| | | |
|------------|----------|--------|
| DATE: | SCALE: | SHT #: |
| 10/17/2021 | AS SHOWN | DN-2 |

