



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

DRAFT

PZC _____
Date _____

Fee Paid _____
Check # _____
Rec'd. By _____

LOCATION 157 Main Street/Colchester Avenue

MAP 07A BLK 56 LOT 22/24

PROJECT NAME Food Bag Renovation

ZONE R-2

APPLICANT Atlantis Marketing

PHONE _____

ADDRESS 555 South Columbus Avenue, Suite 201, Mount Vernon, NY 10550

EMAIL _____

CONTACT PERSON Jack Belowich, Business Development Manager

PHONE 917-209-5720

EMAIL jbelowich@atlantismgmt.com

OWNER CH Realty VIII/ CGCT Atlantis LLC

PHONE _____

ADDRESS 3819 Maple Avenue, Dallas, TX 75219

EMAIL _____

SURVEYOR/ENGINEER Mark G. Smith

PHONE 860-222-4208

ADDRESS 67 Hall Road, Sturbridge, MA 01560

EMAIL msmith@cmgenv.com

ATTORNEY Scott W. Jezek

PHONE 860-873-1449

ADDRESS PO Box 376, Moodus, CT 06469

EMAIL scott@jezeklaw.com

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 R-2 TO C-Zone
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 _____ DATE _____

OWNER'S SIGNATURE _____ DATE _____

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. Form PZC1 5/20

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 _____		
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

<u>Residential/Commercial</u>	<u>\$ 150</u>	_____
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Commercial, Industrial, Designed Development: Calculated by total sq ft of impervious surface

<u>New Construction</u>		
<u>Square Feet</u> _____		
<u>Less than 3000 Sq Ft</u>	<u>\$ 150</u>	_____
<u>3001 to 5,000 Sq Ft</u>	<u>\$ 250</u>	_____
<u>5001 to 10,000 Sq ft</u>	<u>\$ 600</u>	_____
<u>10,001 to 15,000 Sq ft</u>	<u>\$ 1100</u>	_____
<u>For every additional 5000 Sq Ft</u>	<u>\$ 500</u>	_____

SPECIAL PERMIT

<u>Special Permit</u>	<u>\$ 150</u>	_____
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Commercial, Industrial, Designed Development: Calculated by total sq ft of impervious surface

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

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

SITE PLAN MODIFICATION

<u>Minor Amendment</u>	<u>\$ 50</u>	_____
<u>Major Amendment</u>	<u>\$ 100</u>	_____

<u>ZONING OR SUBDIVISION REGULATION TEXT CHANGE</u>	<u>\$ 300</u>	_____
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<u>CHANGE IN ZONING MAP</u>	<u>\$ 500</u>	_____
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<u>LAKE POCOTOPAUG PROTECTION AREA</u>	<u>\$ 75</u>	_____
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<u>APPLICATION FOR MULTI-FAMILY, ACTIVE ADULT AND HOD</u>	<u>\$ 1000</u>	_____
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<u>Number of unit's</u> _____		
<u>Plus the sum of</u> _____	<u>\$100/unit</u>	_____

Total _____

REQUIREMENTS

Section 9.1.C – Minimum Accuracy Standards for Maps

All maps, plot plans and surveys shall be prepared by a Connecticut licensed land surveyor and shall be certified by the preparer to be a map of “A-2” accuracy.

Section 9.4.F – Required Notification

The applicant shall be responsible for all notification requirements except the legal advertisement, which shall be placed by the Town pursuant to Connecticut General Statutes. For all matters requiring action by the Planning & Zoning Commission, Inland Wetland and Watercourses Agency, or the Zoning Board of Appeals the applicant shall be responsible for the following notifications:

- A. Notification to all abutting property owners, by certified mail, (return receipt requested), advising them of the proposal, the location, and the time and date and place of the meeting at which such proposal shall be heard. Such notice shall be mailed at least fifteen (15) days prior to such meeting. The abutter’s list provided will be based on current Assessor’s data.
- B. A sign or signs shall be placed on the subject property, at least fifteen (15) days prior to the meeting at which the proposal shall be heard. The sign(s), which shall be no less than ten (10) square feet in area, shall state the following: THIS PROPERTY IS SUBJECT TO ACTION BY THE PLANNING AND ZONING COMMISSION, the date, time and place of the meeting. Such sign(s) shall be of durable material(s), have black letter two (2”) inches (minimum), white background, shall be located so as to be clearly visible from the public street nearest the front of the property. Signs posted shall be no further apart along public streets than five hundred (500’) feet. All signs shall be placed at the applicant’s expense and shall be removed immediately after the appeal period (fifteen (15) days) has expired.

Section 9.4.G – Procedure upon Approval of Proposal

Upon approval of any proposal, and following any appeal period applicable, the applicant shall seek to obtain all relevant permits from the Land Use and Building Department. Applicants for building and zoning permits shall be made available and upon payment of all applicable fees and compliance with all relevant standards, such permits shall be issued. Failure to comply with all provisions, conditions, codes, ordinances and the like shall authorize the Zoning Enforcement Officer to cause the revocation of such permits.

Section 9.4.H – Zoning Certificates of Approval

No land shall be used and no building or structure shall be constructed, reconstructed, extended, and enlarged, in whole or in part, for any purpose, until Zoning Certificate of Approval for the proposed work or use has been issued by the Zoning Enforcement Officer. The following shall apply to all applications for zoning permits: (See Zoning Regulations).