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May 13, 2020

East Hampton Inland Wetlands and Watercourses

Commission

Attn: Mr. Jeremy DeCarli, Wetlands Enforcement  
Officer

1 Community Drive

East Hampton, CT 06424

Re: Edgewater Hill Enterprises, LLC – Application for Approval of Regulated  
Activities in conjunction with the development of Market Square-2

Dear Jeremy:

Please be advised that this office represents Edgewater Hill Enterprises, LLC, co-developer of the Edgewater Hill Master Planned Community located on the easterly side of East High Street in East Hampton, Connecticut. Our client is submitting an application, contemporaneously herewith, to the East Hampton Planning and Zoning Commission for site plan approval for the development of Market Square-2, a mixed use building with commercial and/or restaurant uses on the first floor and residential uses on the second and third floor. The building is proposed to be located within the Market Square section of the Edgewater Hill Master Planned Community. The Master Plan for Edgewater Hill was approved by both the East Hampton Inland Wetlands and Watercourses Commission and the East Hampton Planning and Zoning Commission in 2012. This component of Edgewater Hill is consistent with the approved Master Plan for the Edgewater Hill Community.

In conjunction with the development of Market Square-2, the applicant is proposing to engage in two (2) regulated activities; i.e. (i) the installation of a 6" dry hydrant pipe into the pond located easterly of Edgewater Circle in order to provide an effective water supply for fire suppression purposes in the event of a conflagration within the Market Square area of Edgewater Hill; which installation has been specifically requested by the East Hampton Fire Marshal and (ii) installing a small section of a gravel driveway to access the dumpster enclosure for Market Square-2 and the existing single story residential dwelling located at 128 East High Street, East Hampton, Connecticut, which activities are located in the periphery of the upland review area adjacent to the pond.

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Submitted herewith and constituting the permit application to the Town of East Hampton Inland Wetlands and Watercourses Commission are the following:

1. Ten (10) copies of the "Minimum Requirements for Submission of Application to Inland Wetlands and Watercourses Agency", which has been completed and executed by the applicant.
2. Ten (10) copies of the Town of East Hampton Inland Wetlands & Watercourses Agency Application Form together with the checklist for a complete application attached thereto.
3. An Authorization signed by the applicant authorizing 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 Inland Wetlands and Watercourses Commission with respect to the permit application.
4. Ten (10) copies of the site plan for the proposed development entitled "Site Development Plan Proposed Mixed Use Building (MS-2) prepared for Edgewater Hill Enterprises, LLC 000 East High Street (CT Route 66) East Hampton, Connecticut May 2020 Applicants/Property Owners: Edgewater Hill Enterprises, LLC 138 East High Street East Hampton, CT 06424 Edgewater Hill Enterprises, LLC 138 East High Street East Hampton, CT 06424 Property Info: 000 East High Street Assessor's ID: 10A/85/5C Area: 59.41 +/- Acres 128 East High Street Assessor's ID: 10A/85/10 Area: 1.47 +/- Acres" prepared by Boundaries, L.L.C.
5. Three (3) copies of the Stormwater Management Report for the project entitled "Stormwater Management Report Prepared For: Edgewater Hill Enterprises, LLC Proposed Mixed Use Building (MS-2) 000 East High Street (CT Route 66) East Hampton, Connecticut May 2020 Prepared By: Boundaries LLC Project I.D. No. 20-2795-2
6. Ten (10) copies of a document entitled "Natural Resource Evaluation Edgewater Hill Master Plan Proposed Mixed-Use Development East High Street (CT Route 66) East Hampton, CT Prepared For: Fuss & O'Neill January 6, 2012" which describes the various wetland systems located within the Edgewater Hill Master Planned Community.
7. Ten (10) copies of the Project Narrative including the project overview, soils report, general procedures narrative and construction sequencing narrative.
8. Ten (10) copies of the List of Abutting Property Owners.

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9. Two pictures of existing site conditions.
10. Connecticut Department of Energy and Environmental Protection Statewide Inland Wetlands Reporting Form.
11. A copy of the Fee Calculation Schedule calculating the application fee due with respect to the instant permit application, prepared in accordance with Section 19 of the East Hampton Inland Wetlands and Watercourses Regulations.
12. Our client's check payable to "Town of East Hampton" in the amount of \$660.00 representing payment of the application fee calculated in accordance with the Fee Calculation Schedule.

Request is hereby made that you place this matter on the agenda of the May 27, 2020 meeting Town of East Hampton Inland Wetlands and Watercourses Commission.

Should you have any questions concerning the application, or need any additional information, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb