

November 18, 2020

Jeremy DeCarli.
Planning & Zoning Official
Town of East Hampton
20 East High Street
East Hampton, CT 06424

**Re: Preliminary Review Comment / Response Letter
249 West High St.
CMG ID 2017-194**

Dear Jeremy,

CMG is providing the below annotated responses to address each of your 6/27/18 Review comments.

Review Comments:

1. Sheet T-1.0 indicates the property owner as being Paula Free; however, our records show the owner as Phoebe & Violet LLC. Please verify the owner of record and correct the plans if needed.

CMG Response: Owner's name is changed, see attached Sheet T-1.0.

2. Section 5.2.E.4 of the zoning regulations requires a 6-foot vegetated buffer between commercially zoned parcels. Please include this required buffer in your planting plan on sheet L-3.

CMG Response: A buffer strip is provided with Dark American Arborvitae trees, see attached Sheet L-3. The trash enclosure will be screened by fencing.

3. Section 8.4.A.3.c of the regulations prohibits residential use of any property used for motor fuel filling stations. If the current second story residence is to remain, please provide documentation that it existed at the same time as the former fueling station on site in order to show a legal non-conforming use.

CMG Response: Documentation that the residential use existed contemporaneously with the former filling station has been provided by others under separate cover.

4. *Please provide a lighting plan for all new lighting in accordance with Section 7.3.D.10.*

CMG Response: Lighting Plan is provided, see attached sheet LO-152759.

5. *Please indicate any lights to be located under the fuel canopy and show their impact on the lighting plan referenced above.*

CMG Response: Canopy lights and their impact is shown on the Lighting Plan, see attached Sheet LO-152759.

6. *Are any signs other than "Right Turn Only" planned for site? Please include "Stop" signs, other directional signage, or any proposed business signage in compliance with section 7.2 and 9.1.B.4.*

CMG Response: "STOP" sign and stop bar provided at north and south entrances, see attached Sheet L-1. Should the filling station use be approved, signs consistent with brand image will be permitted separately.

7. *Section 7.1.E.7 requires that no portion of vehicle be allowed to overhang any portion of a sidewalk. Please verify that measures will be taken to prevent such an overhang.*

CMG Response: Precast car stops are shown to prevent vehicles from overhanging the sidewalk, see attached sheet L-1.

8. *Please include the proposed hours of operation for the fueling station.*

CMG Response: A note stating the hours of operation to be 24 hrs a day has been added. See attached Sheet L-1.0.

9. *Sheet L-2 shows two rectangles in the parking area just north and west of the existing building. Please specify what these rectangles represent.*

CMG Response: These two rectangles were removed.

10. *In accordance with Section 9.2.C.3 please provide documentation of the traffic, fiscal, and environmental impacts associated with this application.*

CMG Response: See attached impact statement.

11. *Please contact the Chatham Health District to determine what permits will be required by that agency. An approval from CHD may be required prior to issuance of Special Permit by the Commission.*

CMG Response: Electronic copies of the proposed plans have been provided to the Chatham Health District.

12. *Please contact the East Hampton Fire Marshal's office. A review and approval will be required prior to issuance of Special Permit by the Commission.*

CMG Response: Electronic copies of the plans have been provided to the East Hampton Fire Marshal's office.

13. This application will be referred to the Town's consulting engineer for review. In accordance with Section 9.1.H.2, the cost of this review will be your responsibility. A quote for this review will be forwarded to you as soon as we receive it from the engineer.

CMG Response: Noted.

14. This application and site plan will be referred to the Design Review Board for their review and recommendations. This will be on the agenda for their meeting on July 19 at 7:00 pm in the Town Hall meeting room. Please plan to be attendance to present the plan.

CMG Response: Noted.

Please contact me if you need any additional information at (860) 222-4208 (cell phone).

Sincerely,

CMG ENVIRONMENTAL, INC.



Mark G. Smith, PE
Principal Engineer - Engineering Services