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

PZC - 22-008
Date 7/25/2023

LOCATION  Salmon Run, East Hampton

PROJECT NAME  Salmon Run Estates

APPLICANT  CLW Real Estate Developments LLC
ADDRESS  114 Coleman road, Glastonbury, CT 06033

CONTACT PERSON  George Wang

OWNER  CLW Real Estate Developments LLC
ADDRESS  114 Coleman road, Glastonbury, CT 06033

SURVEYOR/ENGINEER  Megson, Hegele & Friend, CIVIL ENGINEERS & LAND SURVEYSORS, LLC
ADDRESS  81 Rankin Road, Glastonbury, CT 06033

ATTORNEY  James Tsui
ADDRESS  9 New London Turnpike, Suite 318, Glastonbury, CT 06033

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

X 1. SUBDIVISION / RE-SUBDIVISION / CONSERVATION SUBDIVISION  NO. OF LOTS 26
___ 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, hydrometry 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

Applicants notice receipts (green cards) must be handed in to the Planning Office prior to the meeting

APPLICANTS SIGNATURE

DATE 6/30/2022

OWNER'S SIGNATURE

DATE

The owner and applicant hereby grant the East Hampton Planning and Zoning Commission and/or its 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 PZC 5/20
current lots marked with green number on the map
PLANNING AND ZONING FEE SCHEDULE

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

SUBDIVISION APPLICATION & CONSERVATION SUBDIVISION

No. of lots 26

A fee of $500 plus the sum of
1-5 lots $150/lot

$3900

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 5000 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

Special Permit $150

Commercial, Industrial, Designed Development: Calculated by total sq ft of impervious surface
New Construction
Square Feet
Less than 3000 Sq Ft $150
Less than 6000 Sq Ft $300
6001 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

APPLICATION FOR MULTI-FAMILY, ACTIVE ADULT AND HOD $1000

Number of units
Plus the sum of $100/unit

Total $3960