



EAST HARTFORD PLANNING AND ZONING COMMISSION

APPLICATION FOR THE SUBDIVISION OF LAND

PRELIMINARY LAYOUT

January 14, 2020

Date

The undersigned hereby applies to the Town Planning and Zoning Commission for preliminary layout approval of the following subdivision.

Map Title: EAST HARTFORD INDUSTRIAL PARK LLC

This proposal involves: Subdivision _____ Resubdivision ✓

Address or location of subject parcel: # 215 - 221 Park Avenue

Assessor's Map # & Lot # Map # 26 / Lot # 326

Total area of proposed subdivision: 59,074 Square Feet

by section: section 403 sub section 403.4

Total Number of Lots: One

by section: _____

Zone of subject parcel: B 3

APPLICANT/SUBDIVIDER (if more than one, list on a separate sheet)

Name: Daniel Rosow
Print or Type

SIGNATURE: Daniel Rosow

Address:

Telephone: (Work) 860 305 7466 (Home) 860 305 7466

Signature: _____

☒ Owner () Optionee () Buyer () Agent - Check one

OWNER (S) OF RECORD (If other than applicant) If more than one, list on a separate sheet)

Name: Daniel Rosow

Address: 85 Felt Road, Suite 504, South Windsor, Connecticut 06074

Telephone: (Work) 860 305 7466 (Home) 860 305 7466

Signature: _____

(If agent signs, a letter of authorization from the Owner (s) must accompany this application.)

(Please circle Yes & No Questions)

Environmental Data:

Yes

☐ No

Are there areas of FEMA Flood Hazard Zone within the Boundaries of the proposed subdivision?

Yes

☐ No

Will any activity take place in these areas?

Yes

☐ No

Are there areas of designated Inland Wetlands within the Boundaries of the proposed subdivision?

Yes

☐ No

Will any activity take place in these areas?

☒ Yes

No

Water Supply

Is public water available within or at periphery of proposed Subdivision?

If not, how far distant is public water available, measured along a public right-of-way?

Yes

☐ No

Is the public water system to be extended to serve proposed Subdivision?

☒ Yes

No

Sanitary Sewage Disposal:

Is public sewage system available within or at periphery of proposed subdivision?

If not, how far distant is public sewage system available, measured along a public right-of-way?

Yes

☐ No

Will the required sewage system within the subdivision be capped or connected to the public sewer system?

☒ Yes

No

Has the Zoning Board of Appeals granted any variance or permit concerning this property? If so, full information must be attached.

☒ Yes

No

Is any waiver from the "Subdivision Regulations" requested?

_____ Please See Attachment

If so, provide an attachment which identifies Section, Sub section and the reason for such request. (Failure to identify request for waivers herewith may be grounds for denial.)

Subdivision Name: EAST HARTFORD INDUSTRIAL PARK LLC

I, the undersigned, as engineer or land surveyor for the above designated subdivision, have complied with the requirements of the East Hartford Subdivision Regulations for preliminary layouts, and in particular with the detailed provisions of the following sections and subsections:

1. Section 1.2 Professional Responsibility in Subdivision Work
2. Section 4.5 Key Map and 4.6 Preliminary Layout Requirements
3. Article VIII Required Improvements and Design Standards

Registered Professional
Engineer

License No.

Licensed Land Surveyor

15464

License No.

PRELIMINARY SUBDIVISION LAYOUT CHECKLIST

Applicant: _____

Phone: _____

Complete compliance with all application requirements enumerated in the Subdivision Regulations is required. A checklist for the basic items of submission follows: Have you included the following with your application?

(Please mark X if item is complete)

1) **20** copies of the completed application, which includes the following:

a) Applicant's Signature on Page 1 _____

b) Owner's Signature on Page 1 _____

c) If representative of the Corporation signs, a corporate Resolution. _____

2) Application fee - \$90.00 per lot, \$200.00 minimum

(Includes \$60.00 State Fee, per PA 92-235) _____

3) **20** copies of a key map showing the proposed street system, lot arrangement zoning of the subdivision and the land located within 600 feet of its boundaries. _____

4) **20** copies of an accurate, certified site plan showing existing site conditions within 200 feet as required Section 4.61). _____

5) **20** sets of a preliminary storm water drainage system plan _____

6) **20** copies of approval letters from Zoning Board of Appeals or Inland Wetlands agency if required. _____

7) Supplementary information included
Please specify: _____

8) **One complete set of application and maps which the applicant must file with the Town Clerk on or before the application close-out date.** _____

NOTE: Contact Application Administrator at 291-7300 for further assistance.



Wavier Request

East Hartford Industrial Park LLC

215 & 221 Park Avenue

Sections:

4.6. D – 2, 3, 4, 5, 6, 7

4.6. E – 3, 5

5. O.A. – 5, 6

5.4.H – 5

5.4.K – 1 thru 10

5.5.F – 1 thru 6

8.7.A

Waivers' are requested because this application is for lot line change, creating a new lot on a parcel of land that has all the buildings and infrastructure in place, zero change is required.



EAST HARTFORD PLANNING AND ZONING COMMISSION

APPLICATION FOR THE SUBDIVISION OF LAND

FINAL LAYOUT

January 14, 2020

Date

The undersigned hereby applies to the Town Planning and Zoning Commission for final layout approval of the following subdivision.

Map Title: EAST HARTFORD INDUSTRIAL PARK LLC

Address of location of subject parcel: # 215 - 221 Park Avenue

Assessors Map, Lot # Map # 26 / Lot # 326

Total area of proposed subdivision: 59,074 Square Feet

by Section: section 403 sub section 403.4

Total Number of Lots: One

by section: _____

Zone of subject parcel: B 3

Names of proposed streets: N/A

APPLICANT/SUBDIVIDER (If more than one, list on a separate sheet)

Name: Daniel Rosow

Signature: *Daniel Rosow*

Print or Type

Address: 85 Felt Road, Suite 504, South Windsor, Connecticut 06074

Telephone: (Work) 860 305 7466 (Home) 860 305 7466

OWNER (S) OF RECORD (If other than applicant) (If more than one, list on a separate sheet)

Name: _____

Address: _____

Telephone: (Work) _____ (Home) _____

Signature: _____

(If agent signs, a letter of authorization from the owners) must accompany this application.)

Approved ☐ N/A

Application for Development in a Flood Hazard Zone. (Attached)

Approved ☐ N/A

Application to conduct a regulated activity in an Inland Wetlands (Attached approval letter)

Identify any waiver from Subdivision Regulations granted at preliminary layout submission

Attach copy of Town Planning and Zoning Commission approval of preliminary layout application.

Acknowledgement of Requirements - Final layout

Date: January 14, 2020

Subdivision Name: EAST HARTFORD INDUSTRIAL PARK LLC

I, the undersigned, as engineer or land surveyor for the above designated subdivision, have complied with the requirements of the East Hartford Subdivision Regulations for final plats, and in particular with the detailed provisions of the following subsections:

1. Section 5.0 concerning the elements of a complete submission.
2. Section 5.2 concerning final layout requirements.

Registered Professional Engineer

License No. _____

Licensed Land surveyor

License No. 15464

BOARD OF EDUCATION LETTER OF ACKNOWLEDGEMENT

Chairman
Town Planning & Zoning Commission
East Hartford, Connecticut

Re:

Subdivision Name:

Dear Sir:

The subdivider of the above named subdivision has advised our Board that it contains a total of _____ residential building lots. For your information the following situation exists:
School facilities are (or are not) available for the prospective new pupils from this subdivision.

The Board is (or is not) taking action to acquire a new school site in this subdivision or its vicinity.

Yours truly,

Chairman, East Hartford
Board of Education

By _____

Position

FORM - F3
PAGE #4

LETTER OF FINAL LAYOUT APPROVAL

Subdivision Name: EAST HARTFORD INDUSTRIAL PARK LLC

Date: January 14, 2020

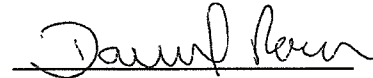
Chairman
Town Planning and Zoning Commission
East Hartford, Connecticut

Dear Sir:

As a subdivider, I hereby request Planning and Zoning Commission approval of the subdivision final plat designated above. The information on the original application is still correct unless amended by a revised application attached hereto.

Further, the following documents, checked below, in proper form for recording, are handed to you herewith:

Deeds of Dedication for Public Use.....
Drainage easement agreements.....
Water easement agreements
Other easement agreements
Deed restrictions agreements


Subdivider's Signature

By Dan Rosow

FORM-F3
PAGE #5

(Used by Corporation Only)

FINAL LAYOUT COMPLIANCE REPORT

Subdivision Name: EAST HARTFORD INDUSTRIAL PARK LLC

Date: _____

Chairman
Town Planning and Zoning Commission
East Hartford, Connecticut

Dear Sir:

This is to advise you that a technical review of the above designated final plan indicates that the subdivider has completed all the corrections required by the Planning and Zoning Commission approval dated _____

Director of Planning

FORM - F3
PAGE #6

FINAL SUBDIVISION APPLICATION CHECKLIST

Applicant: Daniel Rosow and David Levitz

Phone: Rosow (860) 305-7466 Levitz (860) 325-2550

Complete compliance with all application requirements enumerated in the Subdivision Regulations is required. A checklist for the basic items of submission follows:
Have you included the following with your application?

(Please mark X if item is complete)

- 1) **20** copies of the completed application, which includes the following: _____
 - a) Applicant's Signature on Page 1. _____
 - b) Owner's Signature on Page. _____
 - c) If representative of the corporation signs, a corporative resolution. _____
- 2) **\$160.00 Application fee** (Includes a \$60.00 additional State fee, PA 92-235). _____
- 3) **20** copies of key map showing the proposed street system, lot arrangement. _____
- 4) **20** copies of FORMF-3; letter from Chairman of the Board of Education and Zoning of the Subdivision and the land located within 600ft of its boundaries. _____
- 5) **20** copies of the Public Improvement and utilities Plan and Profile drawings. _____
- 6) **20** sets of a Conservation Plan. _____
- 7) **20** Copies of the Preliminary Subdivision Layout Approval letter. _____
- 8) Supplementary Information Included: _____
Please Specify: _____
- 9) **One complete set of application and maps which the applicant must file with the Town Clerk on or before the application close-out date.** _____

Note: Contact Applications Administrator at 291-7300 for further assistance.

