

### EAST HARTFORD PLANNING AND ZONING COMMISSION

### **APPLICATION FOR THE SUBDIVISION OF LAND**

### **PRELIMINARY LAYOUT**

January	14,	2020
D	ate	

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

Tay out approval of the following should vision.
Map Title: EAST HARTFORD INDUSTRIAL PARK LLC
This proposal involves: SubdivisionResubdivision
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:  APPLICANT (SUPPLY HDED) (15
APPLICANT/SUBDIVIDER (if more than one, list on a separate sheet)  Name: Daniel Rosow SIGNATURE: Daniel Rosow
Print or Type
Address: Telephone: (Work) 860 305 7466 (Home) 860 305 7466
Signature:
(V) 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 Attachmen	<u>.</u>	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:

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

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 $\underline{\mathbf{X}}$ 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)	No.
3) 20 copies of a key map showing the proposed street system, lot arrangement zoning of subdivision and the land located within 600 feet of its boundaries.	the
4) <b>20</b> copies of an accurate, certified site plan showing existing site conditions within 200 as required Section 4.61).	feet
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 required.	′ if
7) Supplementary information included Please specify:	
8) One complete set of application and maps which the applicant must file with the Clerk on or before the application close-out date.	.own
NOTE: Contact Application Administrator at 291-7300 for further assistance.	

OT ORD

# **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: Signature:
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.)
Forms F2

Form -F3

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 gr	ranted at preliminary layout submission
Attach copy	of Town Planning and Zoning Commiss	ion approval of preliminary layout

application.

FORM - F3 PAGE #2

#### Acknowledgement of Requirements - Final layout

Date:Januar	y 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 Wo

Licensed Land surveyor

License No.

FORM - F3 PAGE #3

#### 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

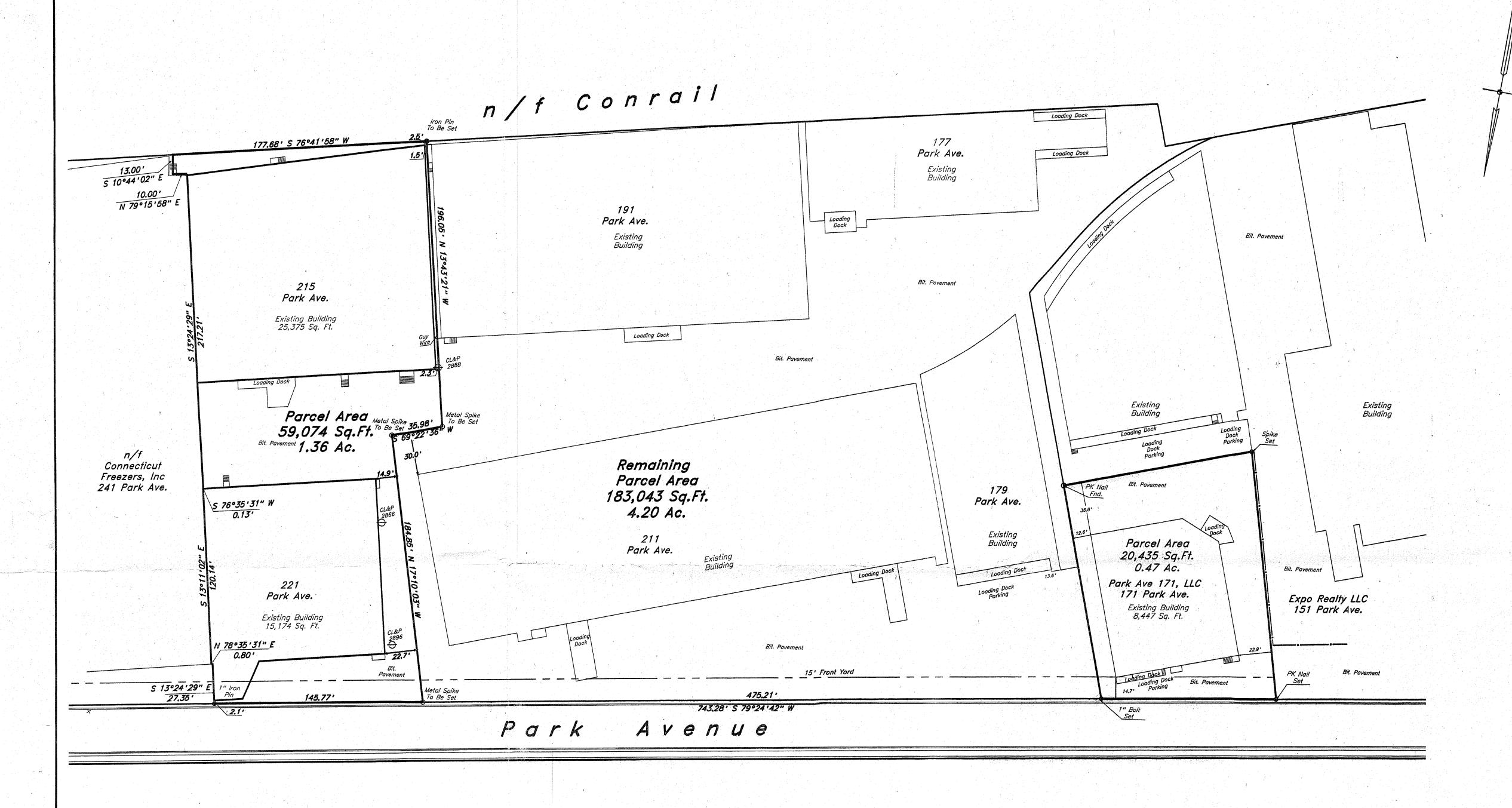
Subdivision Name: EAST HARTFORD INDUSTRIAL PARK LLC
Date: January 14, 2020
Chairman Town Planning and Zoning Commission East Hartford, Connecticut
Dear Sir:
As a subdivider, I hereby request Planning and Zoning Commission approval of the subdivision final plat designated above. The information on the 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)

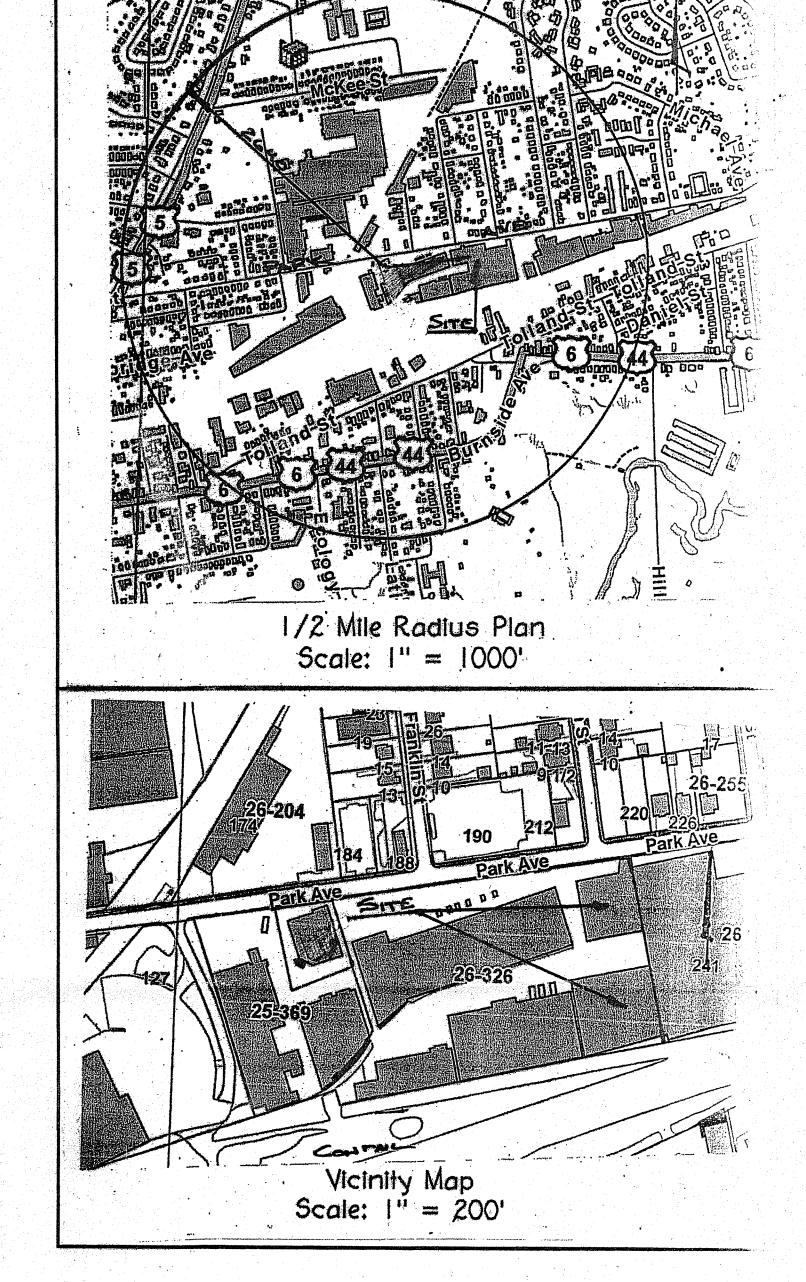
#### FINAL LAYOUT COMPLIANCE REPORT

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 described subdivider has completed all the corrections required by the approval dated	e Planning and Zoning Commission
	Director of Planning
FORM - F3 PAGE #6	

### FINAL SUBDIVISION APPLICATION CHECKLIST

Applican	t: Daniel Rosow and David Levitz
Phone: F	Rosow (860) 305-7466 Levitz (860) 325-2550
Regulation	e compliance with all application requirements enumerated in the Subdivision ons is required. A checklist for the basic items of submission follows:  i included the following with your application?
	(Please mark X if item is complete)
1) 20	O copies of the completed application, which includes the following:
· a	Applicant's Signature on Page 1.
t	Owner's Signature on Page.
C	e) If representative of the corporation signs, a corporative resolution.
2) \$3	160.00 Application fee (Includes a \$60.00 additional State fee, PA 92-235).
3) 2	0 copies of key map showing the proposed street system, lot arrangement.
	0 copies of FORMF-3; letter from Chairman of the Board of Education and Coning of the Subdivision and the land located within 600ft of its boundaries.
5) 2	20 copies of the Public Improvement and utilities Plan and Profile drawings.
6) 2	20 sets of a Conservation Plan.
7) 2	20 Copies of the Preliminary Subdivision Layout Approval letter.
	Supplementary Information Included:  Please Specify:
	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.





Scale 1" = 40' 1) TOTAL PARCEL AREA OF 177-221 PARK AVENUE PRIOR TO

RE SUBDIVISION - 241,442 SQ.FT. / 5.54 ACRES.

2) A DECLARATION OF COVENANTS, RESPICTIONS
AND EASEMENTS AS OF RECORD, APPEAR IN - VOL.749 PG.281.

3) A VARIANCE WAS GRANTED TO 171-221 PARK AVE. IN REFERENCE TO PARKING REQUIREMENTS BY THE EAST HARTFORD ZONING BOARD OF APPEALS ON NOVEMBER 18, 1987 AND RECORDED IN VOL.1104 PG.178.

4) A VARIANCE WAS GRANTED TO 177-221 PARK AVE. IN REFERENCE TO SECTION 403.4 YARDS. BY THE EAST HARTFORD ZONING BOARD OF APPEALS ON DECEMBER 5, 2019.

NOTE: I HEREBY DECLARE THAT THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. IT IS AN LIMITED PROPERTY/BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY - CLASS "A-2", AND IS INTENDED

TO BE USED FOR SUBDIVISION APPROVAL. KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT 1-16-2020 L.S. 15464 RUSSELVE HOTHELLITZ DATE REGISTRATION NO.

MAP REFERENCES:

1)"PLAN PREPARED FOR 171-221 PARK AVE. EH. LLC 171-221 PARK AVE. EAST HARTFORD. CONN. DATE: 3-27-2004 SCALE: 1"=40' DRAWN: SLK MEEHAN & GOODIN ENGINEERS - SURVEYORS P.C. 387 NORTH MAIN STREET MANCHESTER, CT. 06040."

2) "RE SUBDIVISION PLAN PREPARED FOR 171 PARK AVE. LLC 171 PARK AVE. EAST HARTFORD, CONN. DATE: 1-11-18 REVISED 3-20-18 TARBELL, HEINTZ & ASSOC., INC. 1227 BURNSIDE AVE. STE 8A, EAST HARTFORD, CT (860) 528-1810 SCALE: 1"=40' DRAWN: RHH JOB NO. 1802 SHEET NO. 1 OF 1."

Zone B-3 Provided Required 10,000 S.F. 59,074 S.F. Lot Area 60' Street Frontage 145.77' 15' 5/10' 2.1'\*\*\*\* Front Yard Side Yard 1.5' \*\*\*\* 25′ 75% 2.5'\*\*\*\* Rear Yard Building Coverage 69% 85% Impervious Coverage 98% \*\*\*\*\*

\*\*\*\* = Variance Granted \*\*\*\*\* = Existing Non Conforming SUBMITTAL DESIGNATION

APPLICATION FOR SUBDIVISION - PRELIMINARY LAYOUT

APPLICATION FOR SUBDIVISION - FINAL LAYOUT

ZONING BOARD OF APPEALS APPLICATION FOR VARIANCE

> TOWN OF EAST HARTFORD PLANNING AND ZONING COMMISSION SUBDIVISION CERTIFICATE
> OF APPROVAL

APPROVAL DATE EXPIRATION DATE

REVISION

MAP # 26 / LOT # 326

RE SUBDIVISION PLAN PREPARED FOR

EAST HARTFORD INDUSTRIAL PARK, LLC

# 215 - 221 PARK AVENUE EAST HARTFORD, CONNECTICUT

TARBELL, HEINTZ & ASSOC., INC. CIVIL ENGINEERS - LAND SURVEYORS

1227 BURNSIDE AVE. STE 8A, EAST HARTFORD, CT (860) 528-18 SHEET NO: DATE: SCALE: DRAWN BY

1-16-2020 AS SHOWN R.H.H.