



Sent Via: 7015 1660 0000 9839 4276

Ray Zatorski, Chairman

Kevin Kuhr, Vice Chairman

Roy Gauthier

Rowland Rux

James Sennett

Angelus Tammaro

Meg Wright

Mike Kowalczyk, Alternate

Tim Puglielli, Alternate

Ted Hintz, Jr. Alternate

February 6, 2020

49 Oakum Dock Road

Re: Special Permit to construct an Assembly Hall in the Commercial Zone
(Sec. 5.2.C) Map 02/Block 9A/Lot 2

DATE OF APPROVAL: February 5, 2020

Permit #: PZC-19-011

Dear Mr. Callan,

At the regular meeting of the of the East Hampton Planning & Zoning Commission held on February 5, 2020, the following was approved: Application PZC-19-011 – St. Clement’s Castle/Roncalli Institute, Inc., 49 Oakum Dock Road for a special permit to construct an Assembly Hall in the Commercial Zone (Sec.5.2.C) Map 02/Block 9A/Lot 2 in accordance with the following conditions:

1. Maximum guest occupancy for the facility is not to exceed 150 persons;
2. The gate at Oakum Dock Road must be kept closed at all times with signage installed stating that the entrance is for emergency access only;
3. Traffic to the site is to be directed through the St. Clements Castle main entrance in Portland leading from Route 66 as described in the application including for vendors, guests, marina users, employees, and all other visitors to the property;
4. A fifteen foot required landscape buffer shown on the site plan along Oakum Dock Road must be installed on the property and not in the road right of way. This is to be shown on the final site plan to the satisfaction of Town Staff.
5. Temporary trailer located to the east of the existing building must be removed as shown on Site Plan;
6. All construction traffic must use the St. Clements main gate in Portland due to safety concerns;
7. Hours of construction are to be: Monday through Friday, 8:00 am to 6:00 pm and Saturday, 8:00 am to 1:00 pm;
8. The facility may be open between the hours of 9:00am and 12:00am on Friday and Saturday, and from 9:00 am to 11:00 pm Sunday through Thursday, with the exception of New Year’s Eve.
9. All outdoor activities must cease by 8:00pm;
10. Signage must be placed on the property to the satisfaction of Town Staff reminding guests to be considerate of the neighbors when outdoors;

11. Exterior amplification is limited to music for wedding processions only;
12. All other exterior music is to be acoustic only, located in the sound attenuated area and must cease by 8:00pm;
13. All amplified sound (including indoor) must cease by 11:00pm;
14. Any temporary structures must meet all building and zoning requirements and have appropriate permits and be located to the satisfaction of Town Staff;
15. There are to be no permanent outdoor assembly areas (such as seating and tables);
16. A sound attenuation structure/curtain must be installed along the eastern/Oakum Dock Road side of the patio area to the south of the assembly structure;
17. Food and drink service stations shall be located only in sound attenuated areas;
18. Outdoor lighting must be shut off or dimmed in accordance with Section 7.3 of the Zoning Regulations no later than 1 hour after the close of business. Lighting at the loading dock must be connected to a sensor or similar device such that lighting is automatically turned off when the loading dock is not in use;
19. Lighting is to be installed in accordance with the submitted plans and be in compliance with Section 7.3 of the regulations;
20. Approvals must be obtained from the Chatham Health District and the Department of Public Health prior to the issuance of any Building Permits;
21. The owner/operator must provide copies of all well installation documentation, test results, notices, and communications with the Connecticut Department of Public Health regarding the installation, and creation and operation of a public water supply system to the Town of East Hampton Land Use Office;
22. The owner/operator must comply with all of the Grantor's requirements, covenants, restrictions, agreements, and easements contained in the Public Water Supply Easement Agreement dated March 26, 2010 and recorded in the East Hampton Land Records in vol. 501 at page 850-861;
23. In the event owner/operator is notified by Chatham Health District or Connecticut Department of Public Health of any contamination related to the public water supply system, a copy of such notice shall be immediately provided to the Town and owner/operator shall cooperate with Town to test the Town's water supply wells located on the property for the existence of such contaminant(s), at the sole cost of owner/operator, and if such contaminant(s) are found to exist in the Town's wells, owner/operator shall immediately cease operations until such time as such contamination is remediated to the satisfaction of the Town and the agency providing such notice;
24. In the event owner/operator receives any notice from any local, state, or federal agency having applicable jurisdiction, related to any violation of any local, state or federal law, ordinance, statute, or regulation arising from the use of the Premises, owner/operator shall immediately provide a copy of such notice to the Town, and shall immediately cease such activity until such time as the offending actions are cured or remediated to the satisfaction of the Town and the agency providing such notice;
25. Town Staff is to be notified prior to the start of construction.

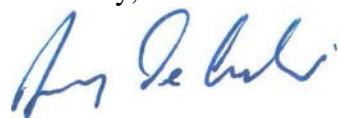
The Special Permit Land Use form GGS 8-3d has been signed by the Planning & Zoning Official for filing in the Town Clerk's Office. Prior to filing, the final site plan must be reviewed and approved by Town Staff.

Please submit \$60.00 for the recording fee and \$20.00 for the Mylar filing payable to the Town Clerk of East Hampton. Please submit a check to the Town Planner's Office, 20 East High Street, East Hampton, CT 06424 and the staff will gladly record the Special Permit and Mylar with the Town Clerk's Office. Please keep in mind that the permit must be recorded with the Town Clerk within 90 day of approval.

If you file directly with the Town Clerk, please provide our office with documentation.

If you have any questions, please call at 267-7450.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeremy DeCarli".

Jeremy DeCarli
Planning & Zoning Official



Ray Zatorski, Chairman

Kevin Kuhr, Vice Chairman

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Ted Hintz, Jr., Alternate

SPECIAL PERMIT

Land Use Form

GGs 8-3d

Permit Number: PZC-19-011

Applicant: Peter Callan

Owner: St. Clement's Castle/Roncalli Institute, Inc.

Location: 49 Oakum Dock Road Map 02/ Block 9A/ Lot 2

Date Granted: February 5, 2020

Nature of Permit: Construct an Assembly Hall in the Commercial Zone (Sec.5.2.C)

Jeremy DeCarli, Planning & Zoning Official
East Hampton Planning & Zoning Commission Staff

Date: February 6, 2020

Conditions:

1. Maximum guest occupancy for the facility is not to exceed 150 persons;
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15. There are to be no permanent outdoor assembly areas (such as seating and tables);
16. A sound attenuation structure/curtain must be installed along the eastern/Oakum Dock Road side of the patio area to the south of the assembly structure;
17. Food and drink service stations shall be located only in sound attenuated areas;
18. Outdoor lighting must be shut off or dimmed in accordance with Section 7.3 of the Zoning Regulations no later than 1 hour after the close of business. Lighting at the loading dock must be connected to a sensor or similar device such that lighting is automatically turned off when the loading dock is not in use;

19. Lighting is to be installed in accordance with the submitted plans and be in compliance with Section 7.3 of the regulations;
20. Approvals must be obtained from the Chatham Health District and the Department of Public Health prior to the issuance of any Building Permits;
21. The owner/operator must provide copies of all well installation documentation, test results, notices, and communications with the Connecticut Department of Public Health regarding the installation, and creation and operation of a public water supply system to the Town of East Hampton Land Use Office;
22. The owner/operator must comply with all of the Grantor's requirements, covenants, restrictions, agreements, and easements contained in the Public Water Supply Easement Agreement dated March 26, 2010 and recorded in the East Hampton Land Records in vol. 501 at page 850-861;
23. In the event owner/operator is notified by Chatham Health District or Connecticut Department of Public Health of any contamination related to the public water supply system, a copy of such notice shall be immediately provided to the Town and owner/operator shall cooperate with Town to test the Town's water supply wells located on the property for the existence of such contaminant(s), at the sole cost of owner/operator, and if such contaminant(s) are found to exist in the Town's wells, owner/operator shall immediately cease operations until such time as such contamination is remediated to the satisfaction of the Town and the agency providing such notice;
24. In the event owner/operator receives any notice from any local, state, or federal agency having applicable jurisdiction, related to any violation of any local, state or federal law, ordinance, statute, or regulation arising from the use of the Premises, owner/operator shall immediately provide a copy of such notice to the Town, and shall immediately cease such activity until such time as the offending actions are cured or remediated to the satisfaction of the Town and the agency providing such notice;
25. Town Staff is to be notified prior to the start of construction.