



Office Use Only

Project ID# _____
Address: PZC-22-004
MBL: 02/9A/4

PLANNING & ZONING COMMISSION
TOWN OF EAST HAMPTON

**Minimum Requirements for Submission of Application to
Planning and Zoning Commission**
This form must be submitted with your application.

Application Requirements are based on the application type selected on application form.

- Site Plan Review/Modification (See Section 9.1 for details)**
 - Pre-Application Meeting – Date of Meeting 3/8/2022
 - Complete Application Form
 - Complete Chatham Health District Application Form
 - Fee Paid
 - Site Plan (11 Copies) – See Section 9.2.C.2 for specifications
 - Drainage Calculations in Compliance with Section 7.5
 - Report from Fire Marshal
 - Bond Estimates As Required, See Section 9.2.C.2

- Special Permit (See Section 9.2 for details)**
 - Pre-Application Meeting – Date of Meeting _____
 - Complete Application Form
 - Complete Chatham Health District Application Form
 - Fee Paid
 - Site Plan (11 Copies) - See Section 9.2.C.2 for specifications
 - Pending Approval from IWWA
 - Drainage Calculations in Compliance with Section 7.5
 - Pending Approval or report from Fire Marshal
 - Pending Approval or report from Public Works
 - Traffic Study (As Required)
 - Bond Estimates (As Required)
 - Public Hearing Requirements

- Zone Change (See Section 9.3 for details)**
 - Complete Application Form
 - Fee Paid
 - A-2 Survey of Property showing surrounding properties and respective zone (10 Copies)
 - Reports from Chatham Health District, Fire Marshal, Police Dept. and Public Works
 - Public Hearing Requirements

- Amendment to Zoning Regulations (See Section 9.3 for details)**
 - Complete Application Form
 - Fee Paid
 - Existing Regulation with proposed Amendments (10 Copies)
 - Rationale for Amendment (10 Copies)
 - Reports from Chatham Health District, Fire Marshal, Police Dept. and Public Works
 - Public Hearing Requirements

I certify that this application is complete.
Signature of Applicant: [Signature] Date: 3/24/22

The Commission reserves the right to add additional requirements in accordance with the Regulations.
Only Complete Application Packages Will Be Accepted



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

RECEIVED
MAR 24 2022
TIME Walk-in

PZC -22-004
Date 3/24/22

Fee Paid CASH \$110
Check # _____
Rec'd. By JDD

LOCATION 49 Oakum Dock Road

MAP 02 BLK 9A LOT 4

PROJECT NAME Saint Clements Marina

ZONE C

APPLICANT Peter Callan

PHONE 860-204-6196

ADDRESS P.O. Box 427, Portland, CT 06480

EMAIL Peter@LanternEnergy.com

CONTACT PERSON Jonathan Ramsay

PHONE 203-525-2015

EMAIL JRamsay@saintclementscastle.com

OWNER Roncalli Institute, Inc.

ADDRESS P.O. Box 427, Portland, CT 06480

PHONE 860-342-0593

EMAIL JRamsay@saintclementscastle.com

SURVEYOR/ENGINEER _____

ADDRESS _____

PHONE _____

EMAIL _____

ATTORNEY _____

ADDRESS _____

PHONE _____

EMAIL _____

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

- 1. SUBDIVISION /RESUBDIVISION /CONSERVATION SUBDIVISION NO. OF LOTS _____
- 3. SITE PLAN MODIFICATION Residential _____ Commercial 5.2
- 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, hydrology 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
Abutters notice receipts (green cards) must be handed in to the Planning Office prior to the meeting

APPLICANTS SIGNATURE _____ DATE 3/24/22

OWNER'S SIGNATURE _____ DATE 3/24/22

The owner and applicant hereby grant the East Hampton Planning and Zoning Commission and/or it's 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.

PLANNING AND ZONING FEE SCHEDULE

Note: Each application requires an additional \$60 fee to be submitted to the State (effective 10/09) \$ 60.00

SUBDIVISION APPLICATION & CONSERVATION SUBDIVISION

No. of lots _____		
<u>A fee of \$500 plus the sum of</u>	<u>\$ 150/lot</u>	
<u>1-5 lots</u>	<u>\$ 150/lot</u>	

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

<u>Residential/Commercial</u>	<u>\$ 150</u>	
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Commercial, Industrial, Designed Development: Calculated by total sq ft of impervious surface

New Construction		
Square Feet _____		
<u>Less than 3000 Sq Ft</u>	<u>\$ 150</u>	
<u>3001 to 5,000 Sq Ft</u>	<u>\$ 250</u>	
<u>5001 to 10,000 Sq ft</u>	<u>\$ 600</u>	
<u>10,001 to 15,000 Sq ft</u>	<u>\$ 1100</u>	
<u>For every additional 5000 Sq Ft</u>	<u>\$ 500</u>	

SPECIAL PERMIT

<u>Special Permit</u>	<u>\$ 150</u>	
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Commercial, Industrial, Designed Development: Calculated by total sq ft of impervious surface

New Construction		
Square Feet _____		
<u>Less than 3000 Sq Ft</u>	<u>\$ 150</u>	
<u>Less than 5000Sq Ft</u>	<u>\$ 300</u>	
<u>5001 to 10,000 Sq Ft</u>	<u>\$ 600</u>	
<u>10,001 to 15,000Sq Ft</u>	<u>\$ 1100</u>	
<u>For every additional 5000 Sq FT</u>	<u>\$ 500</u>	

For Special Permits Involving Commercial Properties fees increase by \$50

SITE PLAN MODIFICATION

<u>Minor Amendment</u>	<u>\$ 50</u>	<u>\$50</u>
<u>Major Amendment</u>	<u>\$ 100</u>	

<u>ZONING OR SUBDIVISION REGULATION TEXT CHANGE</u>	<u>\$ 300</u>	
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<u>CHANGE IN ZONING MAP</u>	<u>\$ 500</u>	
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<u>LAKE POCOTOPAUG PROTECTION AREA</u>	<u>\$ 75</u>	
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<u>APPLICATION FOR MULTI-FAMILY, ACTIVE ADULT AND HOD</u>	<u>\$ 1000</u>	
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Number of unit's _____		
<u>Plus the sum of</u>	<u>\$100/unit</u>	

<u>Total</u>		<u>\$110</u>
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INTRODUCTION

The Saint Clements Castle Marina facility, owned by The Roncalli Institute, Inc., is located along the eastern shore of the Connecticut River immediately south of the Portland/East Hampton town line. The property is identified in the Town of East Hampton Land Records as Map/Block/Lot 01-9A-4, with a site address of 49 Oakum Dock Road. An Army Corps of Engineers (ACOE) permit was obtained in 1965 to dredge out the boat basin and marina.

Saint Clements Castle Marina consists of a concrete pier in the southwest corner of the site projecting into the Connecticut River and a 22-29 slip marina basin and marina entrance channel. Historically the site has operated as a full service commercial and recreational boatyard/marina that offered construction and maintenance, storage and repair of boats continuously since 1965. After being purchased by The Roncalli Institute, Inc., the commercial boat yard operations have been suspended, but the basin continues to operate as a marina available to the public.

DESCRIPTION OF PROPOSED ACTIVITIES

The application details the installation of four dolphins adjacent to an existing concrete pier on the Connecticut River that is part of the Saint Clements Castle Marina located in East Hampton, CT. Each dolphin consists of a 12" diameter steel piling supported with three 12" steel pilings at a slight angle. The support pilings will be attached to the main piling with steel gusset plates.

Two floating seasonal debris booms are proposed to be installed. One floating debris boom will be installed from the dolphin located 40' north of the existing concrete pier, to a large stone located on the shoreline. This debris boom is proposed to prevent large debris from being caught under the pier and potentially damaging the pier. The debris boom will be in place from late fall to early spring.

The second floating debris boom will be seasonally installed at the entrance to the channel into the marina basin. This debris boom will be anchored in steel eye hooks into large rocks on the edges of the channel. This debris boom will be in place from late fall to early spring. The debris boom will prevent debris from entering the marina basin.

Two large steel cleats are proposed to be installed on the platform of the existing concrete pier. Marine grade permanent dock bumpers are proposed to be installed on the concrete pier face above the water line.

ESTABLISHMENT OF A PERIMETER BASIN

The applicant requests to establish a perimeter basin with the limits outlined on sheet 5 of 7 in the attached plan sheets. The marina slips are entirely open for public use by membership or rental. The perimeter basin is not located on or over tidal wetlands or intertidal flats. Activities in the perimeter basin will include only structures for boating access or support. The activities in the perimeter basin will not increase the number of berthing slips at the marina by more than 5% in any calendar year.

HYDRILLA VERTICILLATA

The St. Clements Castle Marina basin and entrance channel of the basin has Hydrilla Verticillata (Hydrilla) present. The Hydrilla restricts access to the basin and is choking the basin where the boats are berthed. The applicant requests to take active measures in treating and removing the Hydrilla from the basin and entrance channel. Mechanical means will be employed to remove the Hydrilla from the basin.

WATER DEPENDENT USES

The existing concrete pier is currently used for recreational use (fishing, etc). The applicant requests to change to a water dependent use. The existing concrete pier is proposed to be modified to change to a water dependent use to allow boats up to 125-feet to dock, and to embark and disembark passengers. The pier is proposed to be utilized as a water dependent use in conjunction with the existing marina basin at St. Clements Marina. The proposed dolphins, cleats, and pier modifications will allow larger vessels to dock, and allow for passengers to embark and disembark vessels.

The installation of the four dolphins and other modifications to the existing concrete pier will increase and enhance the water dependent use for the marina. The proposed dolphins, cleats, and bumpers will allow a boat up to 125' to dock at the pier on the Connecticut River. This will allow the marina to accommodate larger boats to dock at the pier. The pier will increase the recreational boating services for the public use.

The Roncalli Institute, Inc., has been in contact with larger local boats that may operate and use the repurposed pier. Due to the Covid-19 global pandemic, discussion with the operators of these boats have temporarily ceased. As the pandemic clears and commerce opens, the Roncalli Institute plans on pursuing use of the pier for this purpose. Potential activities that are planned include: fall foliage cruises, eagle watching cruises, prom receptions, and possibly weddings and receptions.

ENVIRONMENTAL REPORTS

On August, 20, 2020, Richard Snarski, Professional Wetland Scientist, consulting Botanist, and Certified Soil Scientist, performed a Submerged Aquatic Vegetation Survey, and plant survey on the site. Mr. Snarski's plant survey is included in this application. In Mr. Snarski's survey, he located the rare plant identified as Paspalum Laeve on the site. He completed a "Rare Plant Survey Form" for the Natural Diversity Data Base (NDDDB), CT/DEEP. This form is included in this application. The plant is not located close to any proposed activity in the permit application. The plans show the location of the Paspalum Laeve plants and the area is identified as a no mow/weed whacking location. A May 24, 2021 letter from Richard Snarski regarding the seasonal floating debris booms is included in the application.

The NDDDB map for East Hampton, dated December 2020, is included in the application.

On December 1, 2020, Richard Snarski flagged the wetland limits on the project site. Mr. Snarski's wetland limit flags were located by a surveyor and the locations are shown on the sheet 5 or 7 of the design plans.

A report entitled "Field Paspalum & Tidewater Mucket Relocation", dated July 23, 2015, is included.

The NDDDB Final Determination No: 202104801, dated, September 19, 2021, is included in the application.

LIST OF DRAWINGS INCLUDED IN THIS APPLICATION

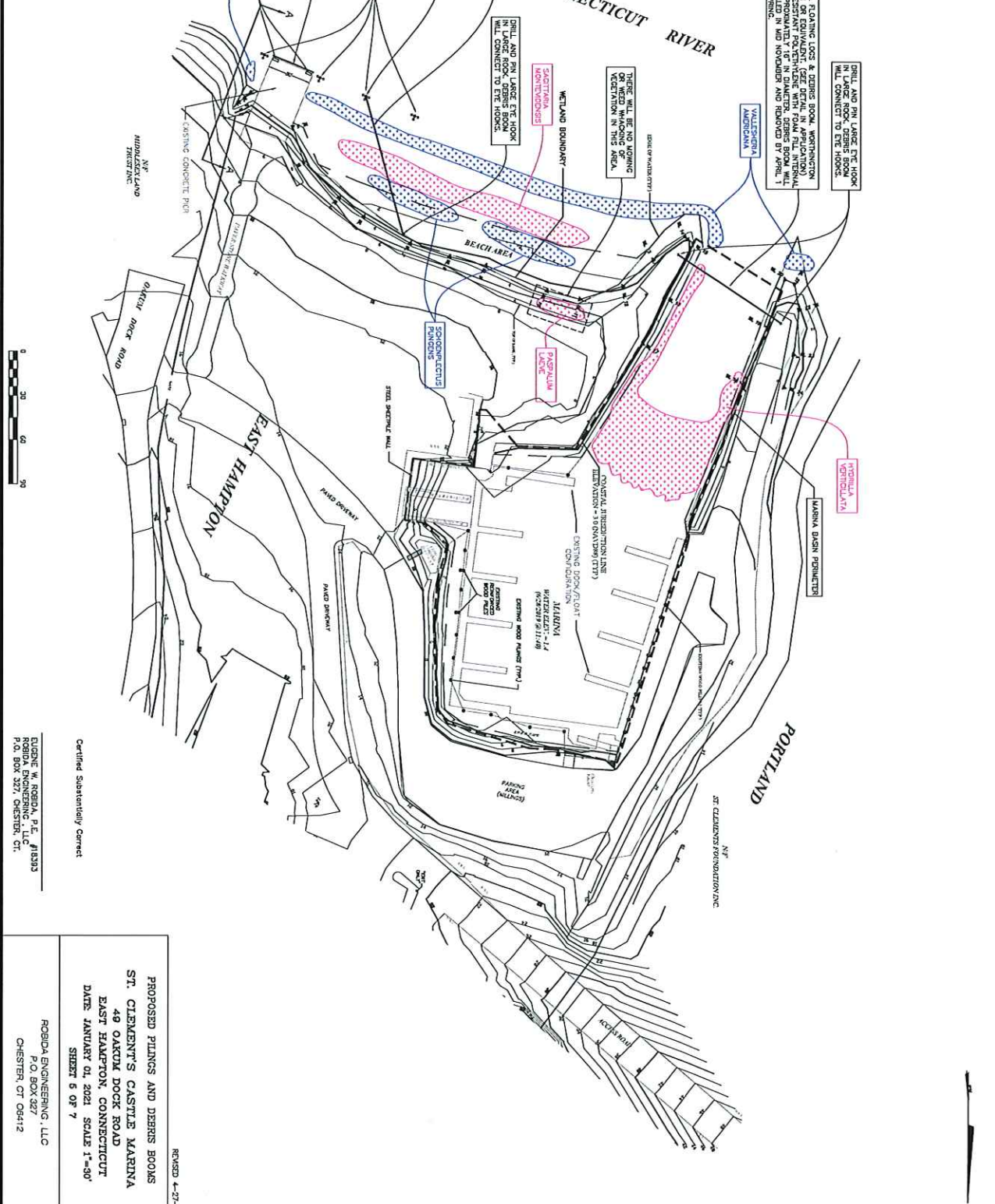
Sheet 1 of 7 Title sheet, dated 1/1/2021 (8 ½" x 11")
Sheet 2 of 7 USGS Topographic sheet, dated 1/1/2021 (8 ½" x 11")
Sheet 3 of 7 Tax Assessors Map, dated 1/1/2021 (8 ½" x 11")
Sheet 4 of 7 Existing Conditions Site Plan, dated 1/1/2021 (24" x 36")
Sheet 5 of 7 Proposed Conditions, dated 1/1/2021
Sheet 6 of 7 Cross Section A-A, Existing Conditions, dated 1/1/2021 (8 ½" x 11")
Sheet 7 of 7 Cross Section A-A, Proposed Conditions, dated 1/1/2021 (8 ½" x 11")

The plans and specifications were prepared by:
Robida Engineering, LLC
PO Box 327
Chester, CT 06412

THE PLANT SURVEY WAS CONDUCTED BY RICHARD SNARSKI ON AUGUST 20, 2020. PROFESSIONAL WETLAND SCIENTIST CONSULTING BOTANIST CONSULTING BOTANIST NEW ENGLAND ENVIRONMENTAL SERVICES 107 SHORE DRIVE LYME, CT 06371

SPECIES IDENTIFIED
 VALESHERIA AMERICANA
 SAGITTARIA MONTEVIDENSIS
 SPARGANGLIUS PUNGENS
 PASTINACA LARIX
 HYDRILLA VERTICILLATA

THE WETLANDS WERE FLAGGED ON DECEMBER 1, 2020 BY RICHARD SNARSKI, PROFESSIONAL WETLAND SCIENTIST CONSULTING BOTANIST. IDENTIFIED SOIL SCIENTIST NEW ENGLAND ENVIRONMENTAL SERVICES 107 SHORE DRIVE LYME, CT 06371

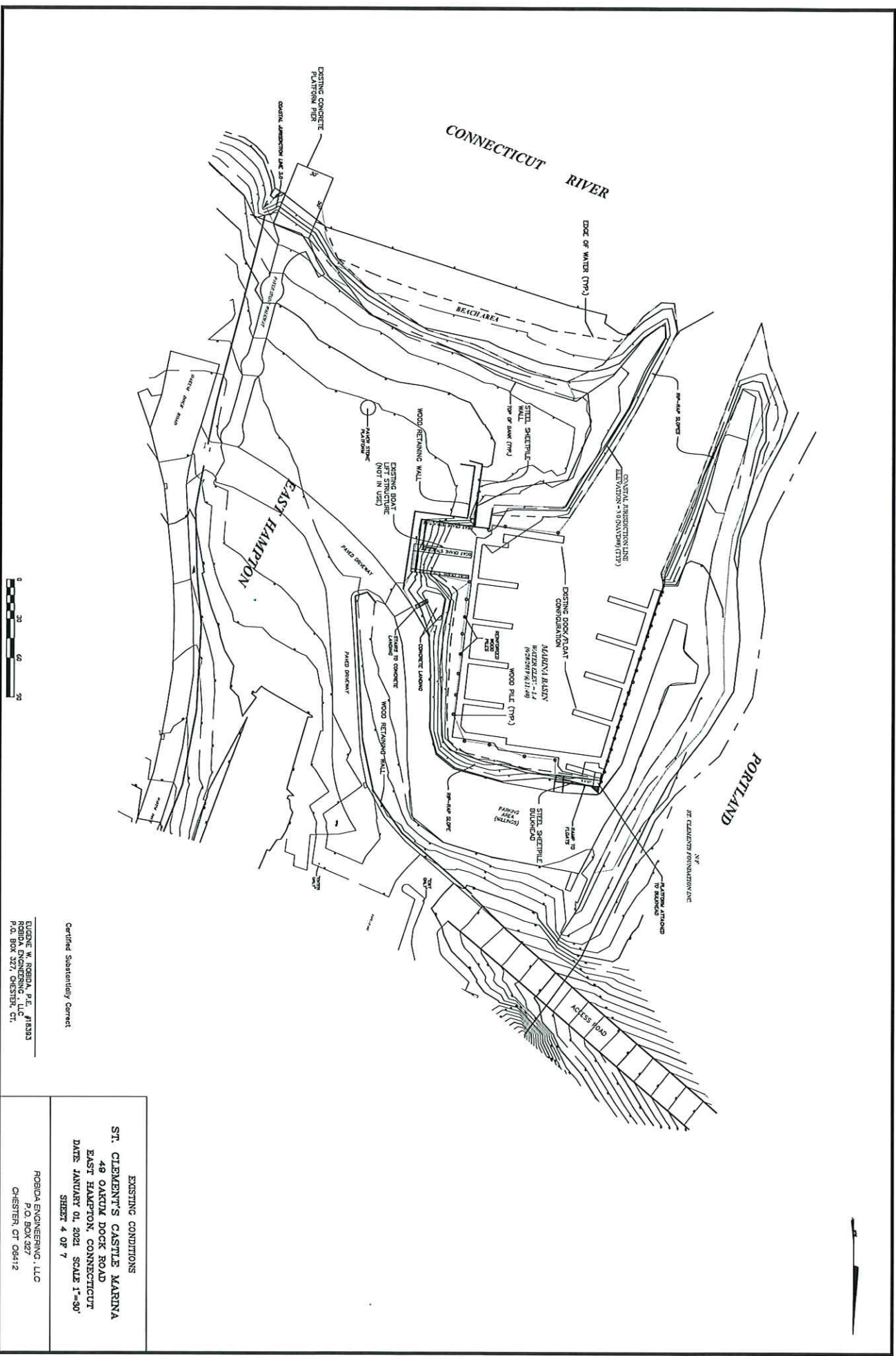


ROBIDA ENGINEERING, LLC
 P.O. BOX 327
 CHESTER, CT 06412

Certified Sustainably Correct

PROPOSED PILING AND DEBRIS BOOMS
 ST. CLEMENT'S CASTLE MARINA
 49 OAKUM DOCK ROAD
 EAST HAMPTON, CONNECTICUT
 DATE: JANUARY 04, 2021 SCALE 1"=30'
 SHEET 6 OF 7

REVISED 4-27-21



Certified Substantially Correct

EUGENE W. ROBBIN, P.E., #18393
 EUGENE W. ROBBIN, INC.
 P.O. BOX 327, CHESTER, CT.

EXISTING CONDITIONS
 ST. CLEMENT'S CASTLE MARINA
 49 OAKUM DOCK ROAD
 EAST HAMPTON, CONNECTICUT
 DATE: JANUARY 04, 2021 SCALE 1"=30'
 SHEET 4 OF 7

FOEBIDA ENGINEERING, LLC
 P.O. BOX 327
 CHESTER, CT 06412