



**TOWN OF EAST HAMPTON**  
**Planning and Zoning Commission**  
**1-860-267-9601**  
**www.easthamptonct.gov**

**RECEIVED**  
**JUN 14 2019**  
**TIME** \_\_\_\_\_

PZC-19-010  
PZC  
Date 6/14/19

Fee Paid \$1140.00  
Check # 565  
Rec'd. By CC

LOCATION 49 Oakum Dock Road MAP 02 BLK 9A LOT 2

PROJECT NAME St. Clement's Castle/Ronacalli Institute, Inc. Zone Change and Special Permit Application ZONE R-2/C

APPLICANT Ronacalli Institute Inc. PHONE 860-342-0593  
ADDRESS 1931 Portland-Cobalt Rd., PO Box 427, Portland, CT 06480 EMAIL \_\_\_\_\_

CONTACT PERSON Peter Callan PHONE 860-342-0593  
EMAIL Peter@Lanternenergy.net

OWNER Ronacalli Institute Inc. PHONE 860-342-0593  
ADDRESS 1931 Portland-Cobalt Rd., PO Box 427, Portland, CT 06480 EMAIL \_\_\_\_\_

SURVEYOR/ENGINEER Dutch & Associates PHONE 860-537-3465  
ADDRESS 392 South Main Street, Colchester, CT EMAIL dutchassociates@sbcglobal.net

ATTORNEY Melissa S. Harris, Stanger Stanfield Law, LLC PHONE 860-561-0651  
ADDRESS 433 South Main Street, West Hartford, CT EMAIL MHarris@StangerLaw.com

**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 5.2C2
- \_\_\_ 4. SPECIAL PERMIT---SECTION \_\_\_\_\_ OF THE ZONING REGS. FOR \_\_\_\_\_
- ☒ 5. ZONE CHANGE---FROM R-2/C TO C
- \_\_\_ 6. AMENDMENT TO ZONING REGULATIONS
- \_\_\_ 7. LAKE POCOTOPAUG PROTECTION AREA \_\_\_\_\_
- \_\_\_ 8. ACTIVE ADULT NO OF UNITS \_\_\_\_\_
- ☒ 7. OTHER (DESCRIBE) CT River Protection Zone

**APPLICATION REQUIREMENTS:** This application and 10 sets of plans shall be submitted to the Planning 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 [Signature] DATE 6/13/19

OWNER'S SIGNATURE [Signature] DATE 6/13/19

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 \_\_\_\_\_

A fee of \$500 plus the sum of \$ 150/ lot \_\_\_\_\_

1-5 lots \$ 150/ lot \_\_\_\_\_

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 5,000 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 5000Sq Ft \$ 300 \_\_\_\_\_

5001 to 10,000 Sq Ft \$ 600 \_\_\_\_\_

10,001 to 15,000Sq 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 \_\_\_\_\_

\$500

LAKE POCOTOPAUG PROTECTION AREA \$ 75 \_\_\_\_\_

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

Number of unit's \_\_\_\_\_

Plus the sum of \$100/unit \_\_\_\_\_

Total

\$ 860

\$ 1,160



**EAST HAMPTON PLANNING AND ZONING COMMISSION**

**THE PROPERTY LOCATED AT:** 49 Oakum Dock Road

**IS THE SUBJECT OF A PUBLIC HEARING BY THE EAST HAMPTON PLANNING AND ZONING COMMISSION ON \_\_\_\_\_ AT 7:00 P.M. IN THE EAST HAMPTON TOWN HALL, 20 EAST HIGH STREET, EAST HAMPTON CT 06424.**

**THIS PUBLIC HEARING IS TO CONSIDER THE FOLLOWING APPLICATION:**

**APPLICATION NAME:** St. Clement's Castle/Ronacalli Institute, Inc., Zone Change and Special Permit

X Application  
**SPECIAL PERMIT UNDER SECTION 5.2C2 OF THE ZONING REGULATIONS TO** Construct/Re-Build Assembly Hall

       **SUBDIVISION/OPENSACE SUBDIVISON NO. OF LOTS**         
**TITLE**       

       **RESUBDIVISION NO. OF LOTS**         
**TITLE**       

       **SITE PLAN APPROVAL TO**         
**TITLE**       

       **LAKE POCOTOPAUG PROTECTION AREA TO**       

X **ZONE CHANGE FROM** R2/C **TO** C

       **ZONING REGULATION CHANGE**       

       **OTHER**       

**APPLICATION AND MAPS ARE ON FILE IN THE TOWN PLANNERS OFFICE. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT THE PLANNING OFFICE AT 860--267-9601**

Revised 04/30/2017





**Request for Environmental Health Services**  
(effective 7-1-17)

Application # \_\_\_\_\_ Town \_\_\_\_\_  
 Property Location 49 Cakum Dock Rd. Map 2 Block 9A Lot 2  
 Applicant Roncalli Institute Inc. Daytime Phone 860-342-0593  
 Address 1931 Portland-cobart Rd. Portland, CT  
 Applicant's Signature [Signature] Date 6/13/19  
 Property Owner Roncalli Institute Inc. Daytime Phone 860-342-0593  
 Address 1931 Portland-cobart Rd. Portland, CT  
 Owner's Signature [Signature] Date 6/13/19  
 Email Address Peter@Lanternenergy.net

Soil Testing/Per Lot (5 Test Holes)	\$140	\$ _____
B100a Soil Testing	\$75	\$ _____
Additional Test Holes	\$30	\$ _____
Septic Re- inspection Fee (work not ready/ not approved 2 <sup>nd</sup> request)	\$75	\$ _____
Confirmatory Perc Test in fill	\$75	\$ _____
• Site Plan Review/Per Lot	\$125	\$ _____
Engineered Septic Design Review	\$100	\$ _____
Revised Site Plan Review	\$50	\$ _____
Subdivision Review/Per Lot	\$70	\$ _____
Revised Subdivision Plan Review	\$50	\$ _____
Subdivision Review Sewered/Per Lot	\$35	\$ _____
Subdiv. Rev Sewered /Per Lot-Revision	\$35	\$ _____
Water Supply Well Permit	\$110	\$ _____
Well Abandonment	\$75	\$ _____
Central System Exception	\$100	\$ _____
Day Care Inspection	\$95	\$ _____
Barber/Beauty Salons	\$100	\$ _____
Pools Inspection Routine	\$100	\$ _____
Re-Inspection of Public Pool	\$100	\$ _____
Pool inspection fee late payment (due 60 days after notice)	\$50	\$ _____
Bathing Beaches – Water Sampling/sample	\$20	\$ _____