



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

PZC -20-019  
Date 06/04/2020

Fee Paid \$210  
Check # 7996  
Rec'd. By JDD

LOCATION 45 Oak Rd

MAP 33 BLK 87 LOT 3

PROJECT NAME R.C.F. Special Permit

ZONE R-4

APPLICANT East Hampton Rotary Club Foundation, Inc.  
ADDRESS POB 358, East Hampton CT 06424

PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

OWNER See above.  
ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

SURVEYOR/ENGINEER \_\_\_\_\_  
ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

ATTORNEY Kenneth Barber  
ADDRESS 29 High St. POB 88, East Hampton CT 06424

PHONE 860-267-2263  
EMAIL Kbarber@Barber-Law-Firm.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 \_\_\_\_\_
- 4. SPECIAL PERMIT--SECTION 9.2. OF THE ZONING REGS. FOR R-4
- 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 [Signature]

DATE 7/29/20

OWNER'S SIGNATURE [Signature]

DATE 7/29/20

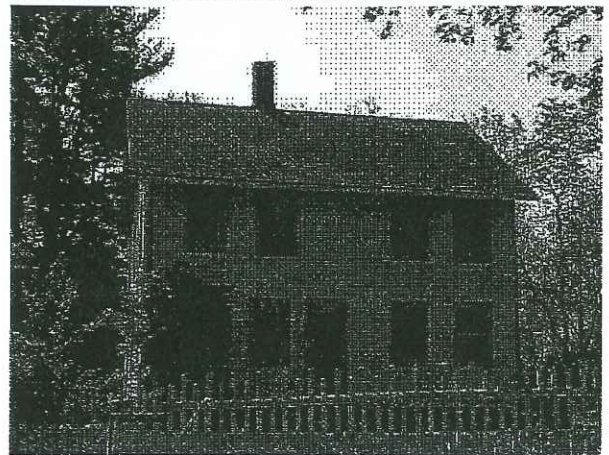
The owner and applicant hereby grant the East Hampton Planning and Zoning Commission and/or it's agents permission to enter upon the property to which the application is requested for the purpose of inspection and enforcement of the Zoning Regulations and Subdivision Regulations of the Town of East Hampton.

Building Percent Good: 73

Replacement Cost

Less Depreciation: \$95,120

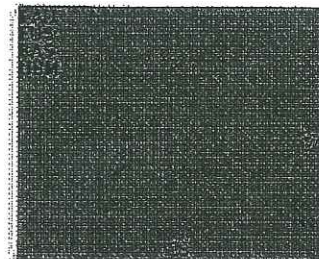
**Building Photo**



(<http://images.vgsi.com/photos/EastHamptonCTPhotos/00\00\05\06.JPG>)

Building Attributes	
Field	Description
STYLE	Clubs/Lodges
MODEL	Commercial
Grade	D-
Stories:	2
Occupancy	2
Exterior Wall 1	Minimum
Exterior Wall 2	Minimum
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Plastered
Interior Wall 2	Plastered
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	Central
Bldg Use	Charitable Bldg
Sprinkler Type	None
Sprinkler %	
Mezzanine Fin.	
Mezanine Unf.	
1st Floor Use:	
Heat/AC	None
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Walls	Ceil and Min W
Rooms/Prtns	Average
Wall Height	
% Comn Wall	

**Building Layout**



([http://images.vgsi.com/photos/EastHamptonCTPhotos/Sketches/561\\_561](http://images.vgsi.com/photos/EastHamptonCTPhotos/Sketches/561_561))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	696	696
FUS	Finished Upper Story	696	696
EAU	Expansion Attic Unfinished	696	0
UBM	Unfin Basement	696	0
		2,784	1,392

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**



**Land Use****Land Line Valuation**

**Use Code** 977  
**Description** Charitable Bldg  
**Zone** R-4  
**Neighborhood** 400  
**Alt Land Appr** No  
**Category**

**Size (Acres)** 28.6  
**Frontage**  
**Depth**  
**Assessed Value** \$168,960  
**Appraised Value** \$241,360

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$126,530	\$241,360	\$367,890
2018	\$126,530	\$241,360	\$367,890
2016	\$126,530	\$268,360	\$394,890

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$88,570	\$168,960	\$257,530
2018	\$88,570	\$168,960	\$257,530
2016	\$88,570	\$81,060	\$169,630

# East Hampton Rotary Club Foundation, Inc.

PO Box 358, E. Hampton, CT 06424

To: Town of East Hampton  
1 Community Drive  
East Hampton, CT 06424

From: East Hampton Rotary Club Foundation, Inc.

RE: Special Permit Application: R.C.F. Special Permit Application  
45 Daly Road  
East Hampton, CT 06424

Date: July 23, 2020

## NARRATIVE

The East Hampton Rotary Club Foundation, Inc. a 501 C 3 non-profit is the owner of approximately 28 acres at 45 Daly Road. The property was gifted to the Foundation in June 2016 by David Brown who wanted the family farm to be kept intact and used for public recreation. Mr. Brown viewed the Rotary Foundation as good stewards of his wishes.

Since June 2016 the Foundation has had the property logged and used that money to clear two fields/meadows on site. A large amount of trash and debris has been removed from the site and a rudimentary vehicle path has been improved.

The property has one entrance, which is along Daly Road, and one half of the acreage runs along a ridge line from North to South. The other half of the acreage runs East to West and slopes down to the Airline Trail where the property shares a common border at its south east corner. There are some small wetlands at the Northeast corner along the Airline Trail.

The Foundation now seeks a special permit for the purpose of being allowed to further the public's recreational use of the property. Presently the property is zoned as R-4.

To that end the special permit is requested to allow the Foundation to conduct the following activities on site.

- Conduct meetings and events of the Rotary Club and other civic organizations.
- Build, maintain and allow walking, bicycle and horse trails. To include a walking trail that intersects with the Airline Trail and the Middlesex land trust.
- Build, maintain and allow a dog park.
- Allow Boy Scouts, Girls scouts and similar organizations to conduct activities on site such as camping, merit badge projects, orienteering, etc.
- Use the property for agricultural purposes.
- Allow horse and or other animal shows and/or pasturing of animals.
- Hold artisan farm markets and similar activities.

# East Hampton Rotary Club Foundation, Inc.

PO Box 358, E. Hampton, CT 06424

- Conduct educational programs relating to agriculture, the Town of East Hampton, Airline Trail, and other related topics.
- Allow for a shared public garden
- Allow concerts, shows, and other community- based events.
- Allow for weddings and other private functions, by reservation only.

In developing the list of activities, our general models were the activities that used to be held at the Fireman's grounds on Route 16 prior to its sale to the State of Connecticut and the Town of Killingworth's Parmalee Farms facility.

The Foundation has already and plans to continue to leave a 50 foot natural border along the property lines that border the neighbors on Portage Trail. Additionally, spruce trees have been planted along each meadow/field to further delineate the meadow but also to minimize sight and sound impacts of any activity on site as well as to enhance the natural presentation of the property. As additional meadows are opened up the plan is to continue to plant spruce tree borders.

No construction of any buildings is planned. The current house has had all electricity removed from it, and it has no water or septic service to it. There is no planned use for the house at this time. Other than a seasonal meeting space. However, substantial improvements need to be made before that may occur.

Parking will be in the fields and meadows depending upon the activity. We do not anticipate any permanent parking area.

There will be no permanent sporting fields.

There will be no artificial lighting.

No permanent dumpster will be on site, but a crushed stone dumpster pad will be constructed for the temporary placement of dumpsters depending on the function that is being held at the time.

No permanent toilets will be constructed, however crushed stone pads will be built, one for each field for the temporary port-o-lets. The number again depending on the needs of the event being held.

In the future an electrical service is anticipated. This service will be new telephone poles from the street along the roadway in the center of the property. This electrical service will allow those holding the events to tap into the service.



26-87-5-16  
BARILLARO MATTHEW A &  
10 PORTAGE TR  
EAST HAMPTON, CT 06424

02A-48A-30  
CONNECTICUT STATE OF  
PO BOX 317546  
NEWINGTON, CT 06131-7546

33-87-3  
EAST HAMPTON ROTARY  
PO BOX 538  
EAST HAMPTON, CT 06424

26-87-5-15  
SATTLER THEODORE A +  
14 PORTAGE TRL  
EAST HAMPTON, CT 06424

26-87-5-13  
BUCKLEY CARRIE A + ERIC W  
351 KNOB HILL RD  
MERIDEN, CT 06451-4933

26-87-6  
DALY MARGARET D TRUSTEE  
85 NORTH MAIN ST UNIT 6C  
EAST HAMPTON, CT 06424

33-87-4  
GOFF DEBORAH L  
32 DALY RD  
EAST HAMPTON, CT 06424

26-87-5-9  
SPANGLER ROY A + EST OF  
116 FAIRWAY DR  
ORMOND BEACH, FL 32176

33-87-2  
BURG STEVEN W + PAUL M  
182 RT 148  
KILLINGWORTH, CT 06419

26-87-5-12  
DYER DAVID M + HEIDI E  
19 PORTAGE TR  
EAST HAMPTON, CT 06424

26-87-5-14  
LAZZARI ARTHUR C JR +  
18 PORTAGE TRL  
EAST HAMPTON, CT 06424

*Abuses list*