Office of the **PLANNING & ZONING OFFICIAL**
JEREMY DECARLI, AICP
jdecarli@easthamptonct.gov

MEMORANDUM

Application:	PZC-19-010 (Zone Change)
	PZC-19-011 (Special Permit)
Application Type:	Zone Change – R-2 to C
	Special Permit – Assembly Hall in C Zone
Location:	49 Oakum Dock Road
	Map 02/ Block 9A/ Lot 4
Date:	October 2, 2019

In an effort to provide a complete review of the property at 49 Oakum Dock, I have reviewed files in the Land Use and Building Department office. In reviewing the files in the Land Use Office, I have found several documents that I believe the Commission should be aware of as they relate to questions regarding the current zoning designation of the property and its historic use.

The following is a list of documents included with this memo and in the file pertaining to this property:

- (SP-0025) Permitting Documents for "Building #1" - 2010
- (SP-0026) Permitting Documents for "Building #2" – 2010
- (SP-0027) Permitting Documents for Connector between Buildings #1 and 2 – 2010
- (SP-0028) Permitting Documents for Enclosure of Building #2 – 2013
- (SP-0030) Cease and Desist Order issued by Interim ZEO D. Schaub – 7/8/2011
- (SP-0031) Letter from J. Carey to E. Dougherty – 7/20/2011 – Re: Use of property
- (SP-0032) Letter from J. Carey to E. Dougherty – 5/24/2012 – Re: Use of property
- (SP-0033) Letter from J. Carey to E. Dougherty – 8/8/2013 – Re: Geothermal wells
- (SP-0034) Letter from E. Dougherty to J. Carey – 8/28/2019 – Re: Geothermal wells
- (SP-0053) Permitting Documents for Geothermal Wells – 9/12/2013
- (SP-0036) Cease and Desist Order issued by J. DeCarli – 7/24/2017
- (SP-0037) Letter from K. Slater to J. DeCarli – 7/18/2017 – Re: Cease and Desist

PZC
0025

TOWN OF EAST HAMPTON
BUILDING PERMIT APPLICATION

Date: 3/5/10

Est. Value $ 35,000

The undersigned hereby applies for permission to construct (✓) reconstruct ( ) alter ( ) repair ( )

Applicant's name St Clements LLC.

Mailing Address _____ Daytime Phone _____

Location: Lot# 4 House# ____ Street _____

Non-conforming lot: Yes(✓) No( ) Combined with another lot? Yes( ) No(✓)

Property owner name St Clements Manor LLC. Trustee yes( ) no( )

Mailing address _____ Daytime Phone _____

General Contractor RANO Const.

Mailing address 244 Middletown Ave. Daytime Phone 267-6623

License # _____

BUILDING REQUIREMENTS

Dimensions of main building: Front 100 ft. Side 40 ft. Total sq. ft. 4,000

Dimensions of accessory building: Front — ft. Side — ft. Total sq. ft. —

Height: Main bldg. 16 ft. Accessory bldg. — ft.

Number of stories: Main bldg. 1 Accessory bldg. _____ Total bedrooms _____

Type of construction: Main bldg. Metal prefab. Accessory _____

Footing material Concrete Width 16 inches Depth 8 inches Below grade 42 inches

Pounds per square foot floor will carry: (1st) _____ (2nd) _____ (other) _____

Girder size _____ Longest span _____

Floor joists: 1st _____ 2nd _____ 3rd _____ On center _____ Ceiling joists _____ O/C _____

Size of rafters _____ Longest span _____ On center _____

Covering of roof _____ Outside walls _____

Insulation: Roof/ceiling _____ Walls _____ Floor _____ Basement _____

No. of staircases _____ width _____ riser _____ tread _____

Building heated by _____ Number of chimneys _____

Size of flue _____ Kind of lining _____

Other: (Give narrative description of work on reverse)

I hereby certify the above statement to be true and accurate to the best of my ability.

(Signature of Owner/Date) (Signature of Applicant/Date)

The granting of a permit for the proposed work shall not be assumed or construed to allow performance contrary to the laws and regulations of the State of Connecticut and the Town of East Hampton. The applicant shall be responsible for compliance to and knowledge of all applicable codes, standards, and requirements. Any false statement will render this application and permits obtained hereby null and void.

Approval date 3-9-10 Building Official

Approval date _____ Collector of Revenue
CHATHAM HEALTH DISTRICT

Comments: _____

Fee: $ 450 Building Permit
$ 56 Zoning Permit
$ 60 Engineered Septic Review / B100a Review
Total $ 560 Pymt Rec'd: Cash ( ) Check No. 18156 Permit # _____

Rcvd 3/9/10 18155 - Chatham

Replacement of existing permitted structure

existing. TOTAL SF

Lg Building #1	4823 SF
Building # 2	796 SF
Building # 3	1825 SF
Building # 4	170 SF
Building # 5	360 SF
	7,974 SF existing.

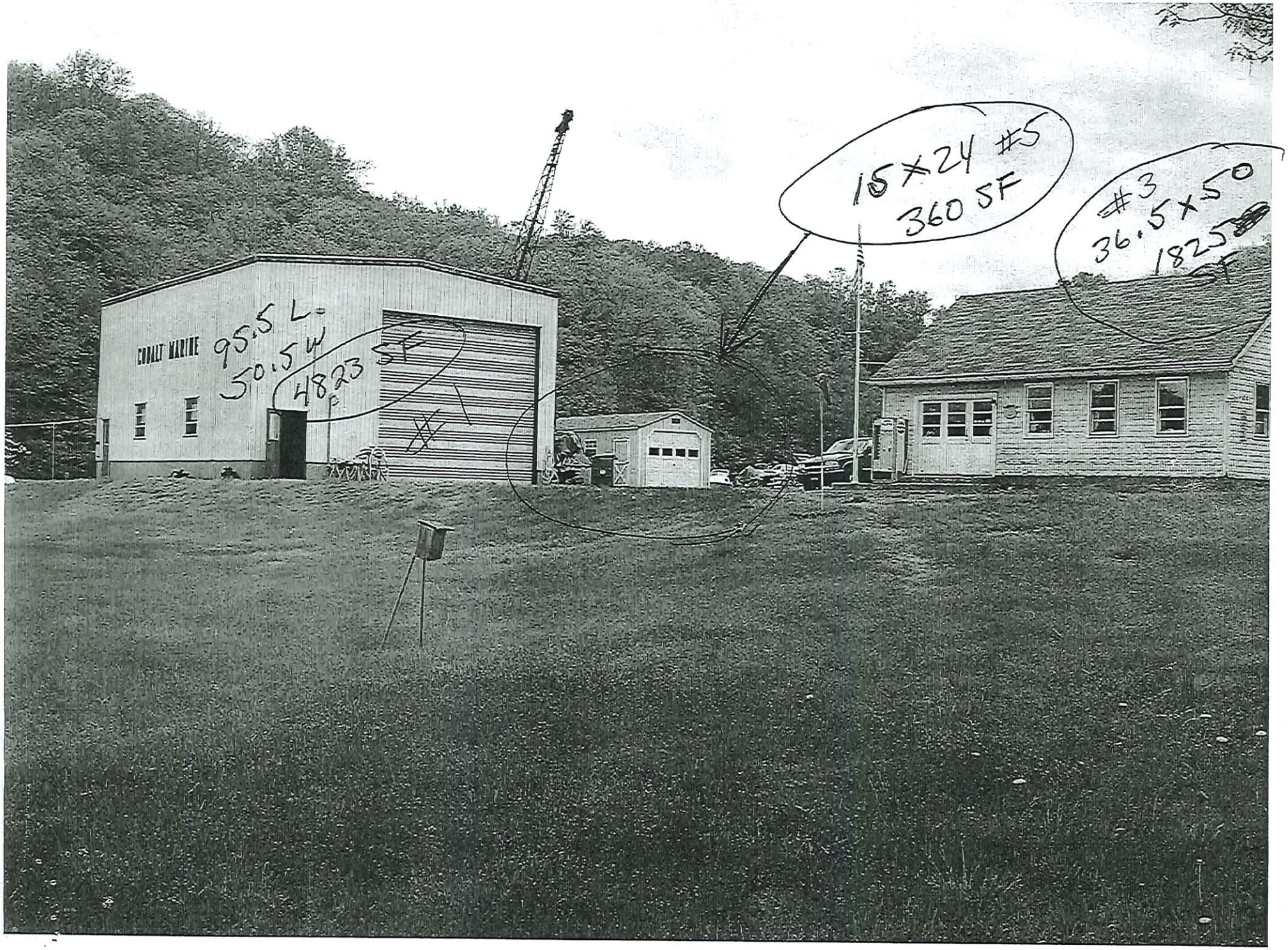
Proposed

Building #1	40 x 100	$4,000
" #2	40 X 80	$3,200

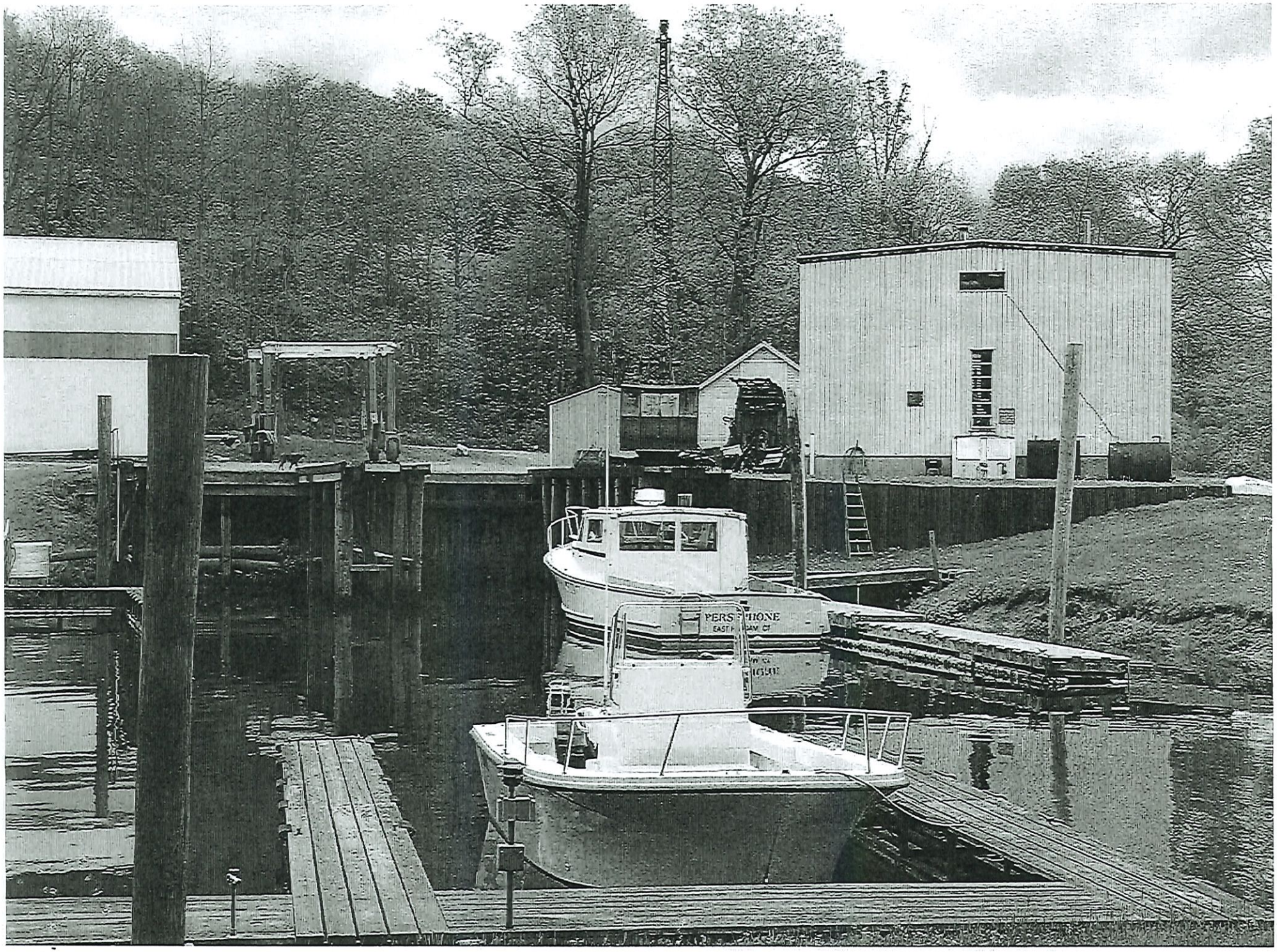
New Proposed

9 x 40	360
15 x 20	300
Proposed.	7860 SF

PERSEVERANCE
EAST BOW CE
#15 X 2
1950


COBALT MARINE
95.5 L
50.5 W
4823 SF
#1
15 X 24 #5
360 SF
#3
36.5 X 50
1825 SF

FOR
SALE


PERSEPHONE

24.5+32.5
796 SF
#2

Permit # _____

APPLICATION FOR ZONING PERMIT

OWNER | **DEVELOPER/BUILDER**

Name St Clement Marina LLC.

Address _____

Telephone 860 267-6623 RC Inc. Rams Court Inc

Trustee ____ Yes ✓ No

(Signature) (Signature)

Street location of parcel _____

Map 2 Block 9A Lot 4 Deed: _____ _____ (Volume) (Page)

Zone R-2 Acreage +5 Applicable Zoning Regulation _____

Nature of construction Metal prefab.

Zoning Requirements:

Front	50	Proposed	50
Rear	50	Proposed	50
Side	25	Proposed	Same as existing Building
Side	25	Proposed	35' From Edge of Rd. ~~25~~
Lot coverage	<20% %	Proposed	5% %

Non-conforming lot? ✓ Yes ____ No Was it ever combined with another lot? ____ Yes ✓ No

Fee: $ _____ Paid ( ) Date _____

Conditions: _____

A-2 Survey Prepared by: Town of E. Haven Date _____

Variance (s) granted: N/A

Effective Date _____

Approved: _____ (Director of Health/Date)

(Zoning Enforcement Officer/Date) 3-9-10

B100 compliant

Any false statement or any building permits gained by such statement will render permits NULL & VOID

Chatham Engineering, Inc.
244 MIDDLETOWN AVE.
EAST HAMPTON, CONNECTICUT 06424
PHONE (860) 267-6623
FAX (860) 267-8891

March 9, 2010

Donald Mitchell, MPH, RS, CHES
Chatham Health District
240 Middletown Ave.
East Hampton, CT 06424

Re: Septic Design
49 Oakum Dock Road

Dear Mr. Mitchell:

The following information is being provided to answer questions in your letter dated March 23, 2010 concerning the above referenced project. Numbers will correlate to your questions/comments in your letter.

1. Phase I building is proposed to be built now. Phase II building is not proposed at this time. It is shown only to identify the area and size of a building that will someday be built. It is to reserve the right (with the building department) to build within the building line and obtain the same square footage of buildings as are currently on the property. The existing buildings on the property are to be razed due to the new public water supply wells.

2. Showers, toilets, and sinks are proposed in the phase I building only. The revised plan shows the size and location of proposed bathrooms. The attached document shows the layout of each bathroom.

3. The attached plan has been revised to account for 29 boat slips.

4. The outdoor reception venue refers to the future possibility that a large tent could be erected in the grass field in front of the proposed building. The tent would be used for outdoor gatherings. There will not be food preparation or holding areas in the buildings. There will be no seating in the buildings. Phase I building would, however, be used by attendees for restroom services. If events with more than 150 people are planned, portable outhouses will be provided.

5. The plan now reflects actual test pit locations.

6. The plan has been revised to have trenches less than 75' long.

7. There are no plans to provide a sewage pump out facility at this marina.

8. The plan has been revised to provide MLSS calculations. Test pit data was used to calculate the elevation of native soil in the immediate area of the proposed system. Downhill elevations were shot near the edge of the existing stream in an area that appears to be natural.

East Hampton
Connecticut

Town of East Hampton
20 East High St.
East Hampton, CT 06424
Tel. No. 860-267-9601

BUILDING PERMIT

Application Date: 3/10/2010
Issue Date: 3/10/2010

Permit No. - 10-022
Permit Type. - Accessory Structures

Other Permits(If Applicable):
Electrical -
Mechanical -
Plumbing -

At (Location) - 49 OAKUM DOCK RD

Applicant - Rand Construction
Address - 244 Middletown Ave
East Hampton, CT 06424

Owner - St Clements Marina Llc
Address - P O BOX 427
PORTLAND, CT 06480

Fee Type	Fee Amount
Building Fee	$450.00
Zoning Fee	$50.00
Engineered Septic Design	$60.00

Permit Fee - $560.00
Valuation - $35,000.00

Zone: R-2

Contractor - Rand Construction
License # -

Description of Work: 40x100 steel building

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY, ENCROACHMENTS ON PUBLIC PROPERTY, NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE JURISDICTION, STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATAION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

THE GRANTING OF A PERMIT FOR THE PROPOSED WORK SHALL NOT BE ASSUMED OR CONSTRUED TO ALLOW PERFORMANCE CONTRARY TO THE LAWS AND REGULATIONS OF THE STATE OF CONNECTICUT AND THE TOWN OF EAST HAMPTON. THE APPLICANT SHALL BE RESPONSIBLE FOR COMPLIANCE TO AND KNOWLEDGE OF ALL APPLICABLE CODES, STANDARDS AND REQUIREMENTS. ANY FALSE STATEMENT WILL RENDER THIS APPLICATION AND PERMITS OBTAINED HEREBY NULL AND VOID.

MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:

1. FOUNDATIONS OR FOOTINGS
2. PRIOR TO COVERING STRUCTURAL MEMBERS (READY FOR LATH OR FINISH COVERING)

APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE, WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.

WHERE APPLICABLE SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATIONS.

POST THIS CARD SO IT IS VISIBLE FROM STREET

Required Inspections

Footings
Foundation Walls
Underground Plumbing
Rough Plumbing Tests
Rough Gas Line Test
Electrical Trench
Rough Electrical
Electrical Service
Rough Mechanical

FILE COPY

East Hampton
Connecticut

Town of East Hampton
20 East High Street
East Hampton, Connecticut 06424
Tel. (860) 267-9601 Fax. (860) 267-6430
Planning, Zoning & Building Department

Rand Construction
244 Middletown Ave.
East Hampton, CT 06424

March 24, 2010
SENT: VIA EMIAL Bldg. 1
CERTIFIED MAIL 7008 0150 0000 0681 0448
REGULAR MAIL

Re; Building at 49 Oakum Dock Rd
Permit No. 10-022

Mr. Rand:

Please be advised that there appears to be a discrepancy in the permit application for the proposed building at 49 Oakum Dock Rd. as to the use of the building. From information received from the Chatham Health District, the building is to be used to accommodate an outdoor recreation venue and to provide bathroom & shower facilities for 150 people associated with the marina. This use is in contrast to the information you have provided to this department which indicates a maintenance/storage building (type S2) use. These are different types of use and involve different requirements. In order to process a permit the use of the building must be determined and consistent with information provided to Chatham Health. No inspections can be scheduled until this issue is resolved. In addition, you must provide a building plan from a registered design professional.

Sincerely,

William Hayes
Building Official

East Hampton
Connecticut

BUILDING INSPECTION DEPARTMENT

East Hampton, Connecticut

CERTIFICATE OF USE AND OCCUPANCY

Zone R-2

Dated March 08, 2012

Completion # 0281

This is to certify that building at 49 OAKUM DOCK RD as 40x100 wood frame under Permit No. 10-022 conforms substantially to the requirements of the Building Ordinances and the Zoning Regulations of the Town of East Hampton and is hereby approved for occupancy as indicated below.

Approved for occupancy: St Clements Marina Llc
Mailing Address: P O BOX 427
PORTLAND, CT 06480
Type of Construction:
Occupant Load:
Edition of Code:

Building Inspector

Notice: If this certificate is lost or destroyed, a duplicate should be immediately obtained from the Building Inspection Department.
Any change or extension of the use herein approved requires a new certificate of occupancy.
Copies of this certifcate may be obtained at the Building Inspection Department at a charge of severity - five cents.

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES – CALL BEFORE YOU DIG 1-800-922-4455 TWO WORKING DAYS BEFORE YOU DIG.

THE LEACHING AREA IS TO BE STRIPPED OF ALL UNSUITABLE SOILS AND FILLED WITH CLEAN SAND, LAID IN 8"-12" INCH LIFTS. FILL TO BE MECHANICALLY COMPACTED TO 90% MAXIMUM DENSITY. A MINIMUM SEPARATION DISTANCE OF 18" BETWEEN THE MOTTLING LAYER AND BOTTOM OF THE LEACHING AREA MUST BE MAINTAINED.

INSTALLATION OF ALL SEWAGE DISPOSAL SYSTEMS SHALL NOT OCCUR DURING WET WEATHER TO AVOID SOIL SMEARING.

FILLING OF STRIPPED AREAS SHALL NOT BE PERMITTED WHILE SMEARING OF THE SOILS OCCURS. ALL SMEARED SURFACES SHALL BE RAKED OR PLOWED PRIOR TO ANY FILLING AND AS DIRECTED BY THE CHATHAM HEALTH DISTRICT.

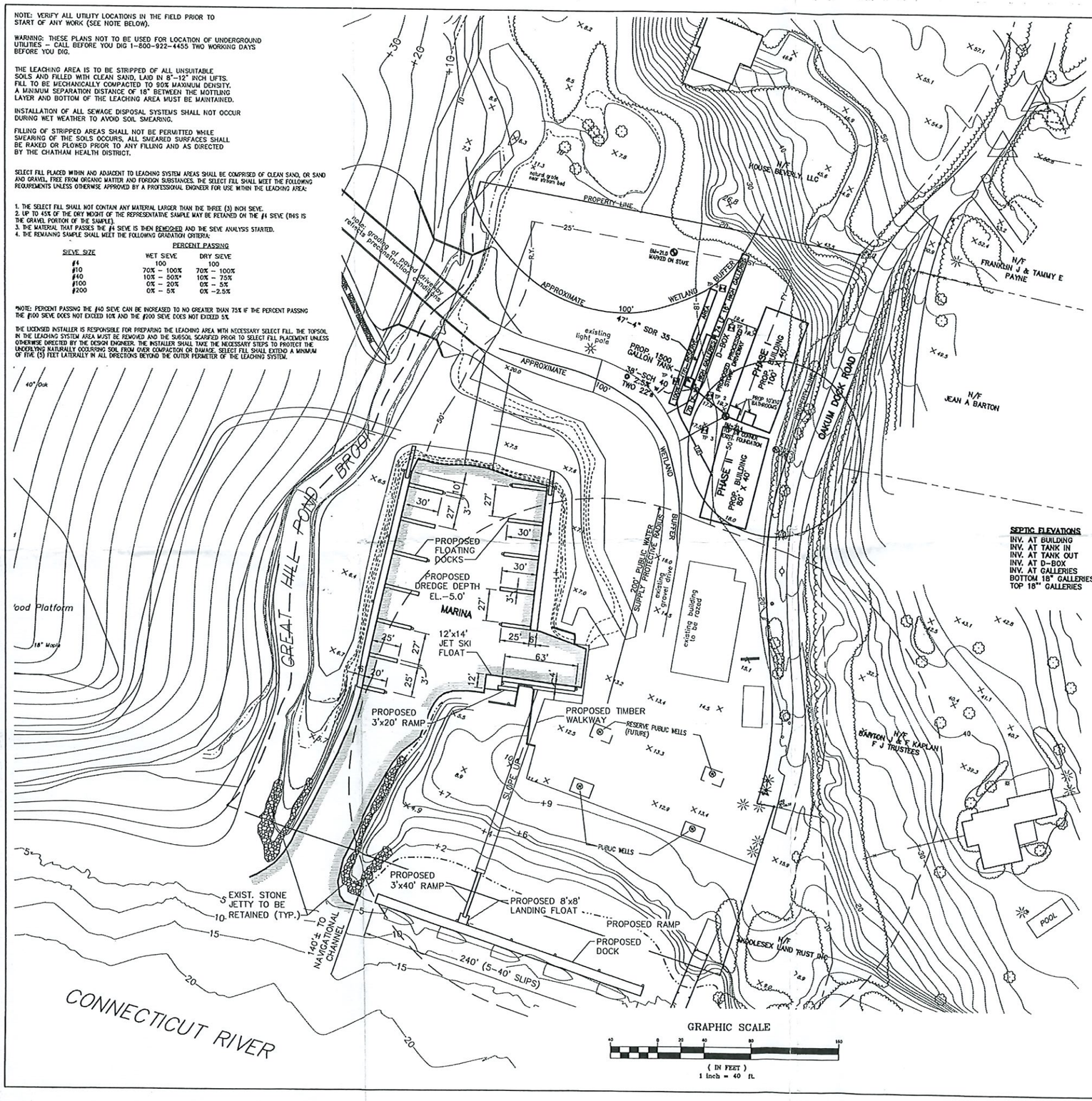
SELECT FILL PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS SHALL BE COMPRISED OF CLEAN SAND, OR SAND AND GRAVEL FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY A PROFESSIONAL ENGINEER FOR USE WITHIN THE LEACHING AREA:

1. THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIEVE.
2. UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
3. THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REMOISTED AND THE SIEVE ANALYSIS STARTED.
4. THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA:

SIEVE SIZE	PERCENT PASSING WET SIEVE	PERCENT PASSING DRY SIEVE
#4	100	100
#10	70% – 100%	70% – 100%
#40	10% – 50%*	10% – 75%
#100	0% – 20%	0% – 5%
#200	0% – 5%	0% – 2.5%

*NOTE: PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%

THE LICENSED INSTALLER IS RESPONSIBLE FOR PREPARING THE LEACHING AREA WITH NECESSARY SELECT FILL. THE TOPSOIL IN THE LEACHING SYSTEM AREA MUST BE REMOVED AND THE SUBSOIL SCARIFIED PRIOR TO SELECT FILL PLACEMENT UNLESS OTHERWISE DIRECTED BY THE DESIGN ENGINEER. THE INSTALLER SHALL TAKE THE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOIL FROM OVER COMPACTION OR DAMAGE. SELECT FILL SHALL EXTEND A MINIMUM OF FIVE (5) FEET LATERALLY IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE LEACHING SYSTEM.



SEPTIC ELEVATIONS

INV. AT BUILDING	=	18.20
INV. AT TANK IN	=	17.25
INV. AT TANK OUT	=	17.00
INV. AT D-BOX	=	16.30
INV. AT GALLERIES	=	16.17
BOTTOM 18" GALLERIES	=	15.50
TOP 18" GALLERIES	=	17.00

SEPTIC SYSTEM DESIGN

MARINA CAPACITY: 29 SLIPS
marina=20 gal/day/slip (table 4 PHC)

OUTDOOR RECEPTION AREA: 150 PEOPLE
camps/family campground/picnic park
=5 gal/day/person (table 4 PHC)

$$\frac{29 \text{ slips} \times 20 \frac{\text{gal}}{\text{slip day}} + 150 \text{ people} \times 5 \frac{\text{gal}}{\text{person day}}}{1.5 \text{ (table 8 PHC} < 10 \text{ min/in)}}$$

887 SF LEACHING AREA REQUIRED

PROVIDE 144 LF 18" HIGH CONCRETE LEACHING GALLERIES
(effective leaching credit=6.2 sf/lf section VIII D PHC)

SEPTIC TANK DESIGN

24 HOUR DESIGN FLOW: 1330 GALLONS

$$29 \text{ slips} \times 20 \frac{\text{gal}}{\text{slip day}} + 150 \text{ people} \times 5 \frac{\text{gal}}{\text{person day}}$$

PROVIDE 1500 GALLON TANK

M.L.S.S. CALCULATIONS

DESIGN FLOW: 1330 GALLONS
RESTRICTIVE LAYER: 44" (for MLSS only)
SLOPE: 1.3%
(using tp-2 data and existing grade near stream)
PERC. RATE: 1.7 MIN./IN.

(HF)32 x (FF)4.43 x (PF)1.0 = 142 L.F.

SOIL DATA

TEST PIT #: 1
DATE: 3-11-10
DEPTH: 86"
GROUNDWATER: NONE
MOTTLING: NOT SEEN
LEDGE: NONE
MATERIALS: 0-8" TOPSOIL
8-23" RED-BROWN SILTY FINE SAND (FILL)
23-81" TAN FINE TO MEDIUM SAND (FILL, LOOSE)
81-86" DARK BROWN SANDY LOAM (FILL?)

TEST PIT #: 2
DATE: 3-11-10
DEPTH: 81"
GROUNDWATER: NONE
MOTTLING: NOT SEEN
LEDGE: NONE
MATERIALS: 0-6" TOPSOIL
6-29" RED-BROWN SILTY FINE SAND (FILL)
29-42" TAN FINE TO MEDIUM SAND (FILL, LOOSE)
42-45" RED-BROWN SILTY FINE SAND (FILL)
45-49" TOPSOIL
49-66" TAN SILTY FINE SAND
66-81" RED SILTY FINE SAND
NOTE: NOT NATIVE TO 45"

TEST PIT #: 3
DATE: 3-11-10
DEPTH: 33"
GROUNDWATER: NONE
MOTTLING: NOT SEEN
LEDGE: NONE
0-9" TOPSOIL
9-26" BROWN SILTY FINE SAND (FILL)
26-36" GREY SILTY FINE SAND (FILL)
36-49" TOPSOIL
49-74" RED BROWN SILTY FINE SAND
74-83" TAN FINE SAND
NOTE: NOT NATIVE TO 36"

TEST PIT #: 4
DATE: 4-7-10
DEPTH: 105"
GROUNDWATER: 93"
MOTTLING: NOT SEEN
LEDGE: NONE
0-5" TOPSOIL
5-16" BROWN FINE SAND (FILL)
16-55" GREY TO TAN FINE SAND W/ SILTY MATERIAL MIXED IN (FILL)
55-63" RED BROWN VERY FINE SAND (LOOSE) (FILL)
63-70" BLACK ORGANIC LAYER
70-105" RED BROWN VERY FINE SAND (LOOSE)
NOTE: GW IS 33" BELOW ORIGINAL GRADE

TEST PIT #: 5
DATE: 4-7-10
DEPTH: 65"
GROUNDWATER: SEEPAGE @ 68"
MOTTLING: NOT SEEN
LEDGE: NONE
0-24" TOPSOIL, RED VERY FINE SAND AND OTHER DISTURBED SOILS
24-65" TAN BROWN FINE TO MEDIUM SAND (LOOSE)
NOTE: HOLE WAS REPORTED TO BE 108" DEEP BUT KEPT COLLAPSING. RED BROWN VERY FINE SAND APPEARED IN LAST 12"
NOTE: SEEPAGE 44" BELOW NATIVE MATERIAL

PERC TEST #P-3
DATE: 3-11-10
DEPTH: 83"
RATE: 1.7 MIN./IN.

Notes:
① PHASE II IS NOT part of this plan
② Reserve consists of 96' of 4" conc. galleries w/ wyes (3)

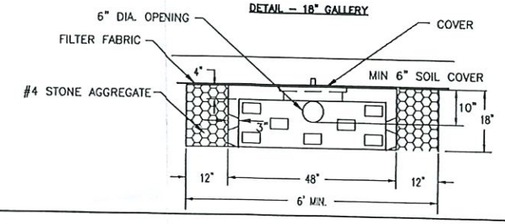
CHATHAM HEALTH DISTRICT
APPROVED
Dan Mitchell (TMC)
DATE: 4/4/10

NOTE: SOIL IN SEPTIC AREA TO BE REMOVED DOWN TO BURRIED TOPSOIL LAYER AND BACKFILLED WITH COMPACTION USING APPROVED SEPTIC SAND

NOTE: 4" SCH 40 PIPE FROM PHASE I BUILDING TO 1500 GALLON SEPTIC TANK SHALL NOT BE BACKFILLED WITH FREE DRAINING MATERIAL

NOTE: EXISTING CONDITIONS SHOWN SUCH AS ROADS, DRIVES, TREELINES HOUSES, BUILDINGS, TOPOGRAPHY AND MARINA HAVE BEEN PROVIDED BY THE PROPERTY OWNERS AGENT. ITEMS RELEVANT TO THE SUCCESSFUL INSTALLATION AND FUNCTIONALITY OF THE PROPOSED SEPTIC SYSTEM HAVE BEEN REVIEWED FOR THE PURPOSE OF THIS DESIGN.

DETAIL – 18" GALLERY



I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

DAVID W. ORLANDSON
P.E. # 25172

CHATHAM ENGINEERING INC.
CONSULTING ENGINEERS
264 MIDDLETOWN AVENUE
EAST HAMPTON, CONN. 06424
PHONE (860)-267-6623

SEPTIC DESIGN
SAINT CLEMENTS MARINA
49 OAKUM DOCK ROAD
PREPARED FOR
SAINT CLEMENTS MARINA, LLC
EAST HAMPTON, CONN.

4/9/10 PER CHD COMMENTS

CK. BY:	DWE
DRW. BY:	DWE
DATE:	3-29-10
SCALE:	1"=40'
SHEET	1 OF 1
MAP NO. 051-10-150	

TOWN OF EAST HAMPTON
BUILDING PERMIT APPLICATION

Est. Value $ 28,000 Date: 5-2-10

The undersigned hereby applies for permission to construct ( ) reconstruct ( ) alter ( ) repair ( ) Pavilion/Storagestructure
Applicant's name ST Clements Mannor
Mailing Address 42 East High St Daytime Phone 860-267-6623
Location: Lot# 2 House# 9A Street 49 Oakum Dock Rd.
Non-conforming lot: Yes( ) No( ) Combined with another lot? Yes( ) No(X)
Property owner name ST Clements Manor LLC Trustee yes( ) no( )
Mailing address 42 East High St Daytime Phone
General Contractor Rowan Cohrd.
Mailing address 42 East High St Daytime Phone
License #

BUILDING REQUIREMENTS

Dimensions of main building: Front 80 ft. Side 40 ft. Total sq. ft. 3200 pavilion.
Dimensions of accessory building: Front ft. Side ft. Total sq. ft.
Height: Main bldg. 12 ft. Accessory bldg. ft.
Number of stories: Main bldg. 1 Accessory bldg. Total bedrooms
Type of construction: Main bldg. wood/open Accessory
Footing material Asphalt Width Inches Depth Inches
Below grade Inches
Pounds per square foot floor will carry: (1st) See plans (2nd) (other)
Girder size Longest span
Floor joists: 1st 2nd 3rd On center Ceiling joists O/C
Size of rafters Longest span On center
Covering of roof Outside walls
Insulation: Roof/ceiling Walls Floor Basement
No. of staircases width riser tread
Building heated by N/A Number of chimneys N/A
Size of flue Kind of lining

Other: (Give narrative description of work on reverse)

I hereby certify the above statement to be true and accurate to the best of my ability.

Agent (Signature of Owner/Date) (Signature of Applicant/Date)

The granting of a permit for the proposed work shall not be assumed or construed to allow performance contrary to the laws and regulations of the State of Connecticut and the Town of East Hampton. The applicant shall be responsible for compliance to and knowledge of all applicable codes, standards, and requirements. Any false statement will render this application and permits obtained hereby null and void.

Approval date 5-7-10 Building Official

Approval date Collector of Revenue
CHATHAM HEALTH DISTRICT

Comments:

Fee: $362.50 Building Permit
$ 50.00 Zoning Permit
$ Paid ~~Driveway Permit~~ Chatham

Total $412.50 Pymt Rec'd: Cash ( ) Check No 18264 Permit #
Rcvd 5/5/10 (DB)

NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

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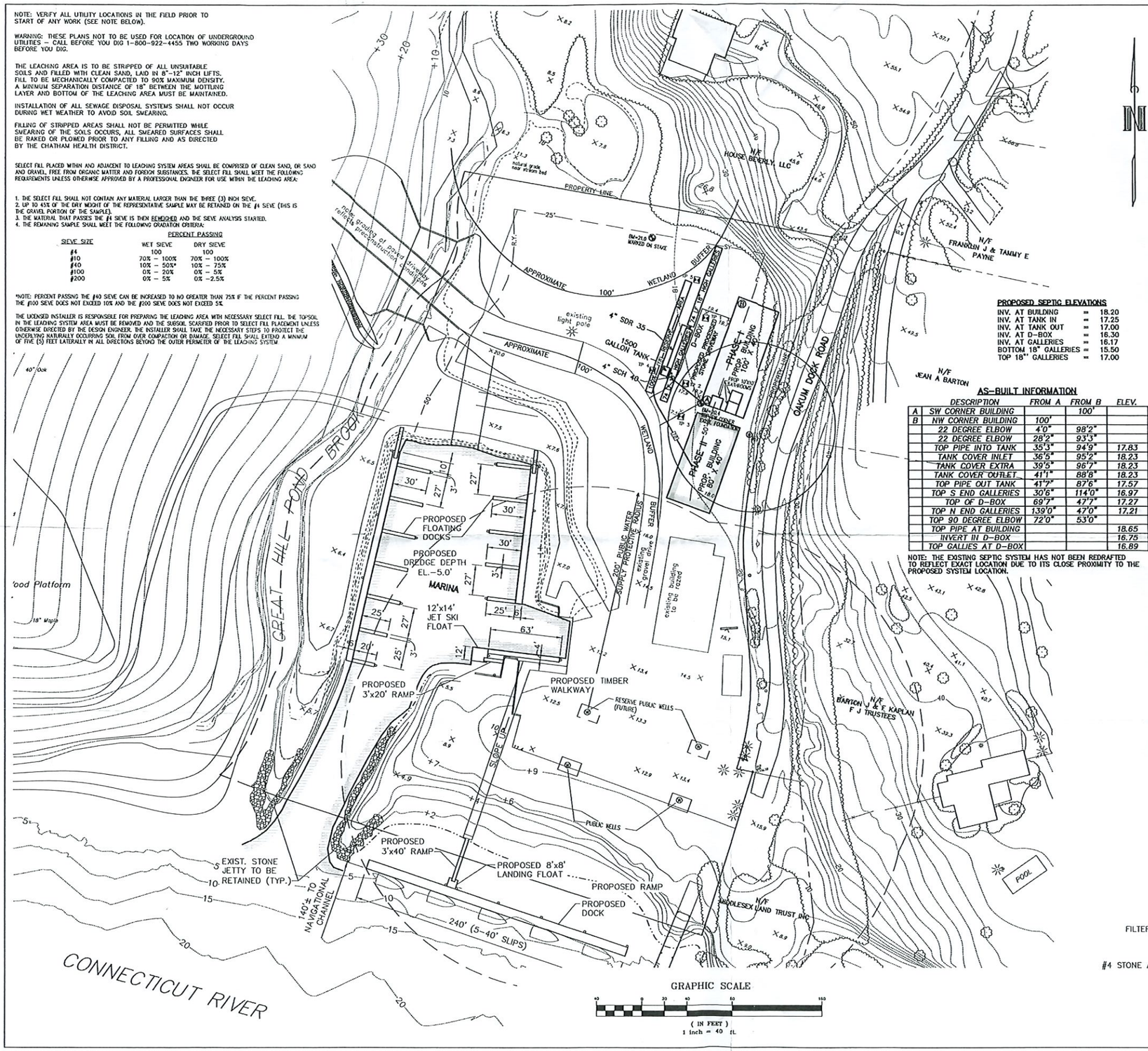
3. THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
4. THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA:

SIEVE SIZE	PERCENT PASSING WET SIEVE	PERCENT PASSING DRY SIEVE
#4	100	100
#10	70% – 100%	70% – 100%
#40	10% – 50%*	10% – 75%
#100	0% – 20%	0% – 5%
#200	0% – 5%	0% –2.5%

*NOTE: PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.

THE LICENSED INSTALLER IS RESPONSIBLE FOR PREPARING THE LEACHING AREA WITH NECESSARY SELECT FILL. THE TOPSOIL IN THE LEACHING SYSTEM AREA MUST BE REMOVED AND THE SUBSOIL SCARIFIED PRIOR TO SELECT FILL PLACEMENT UNLESS OTHERWISE DIRECTED BY THE DESIGN ENGINEER. THE INSTALLER SHALL TAKE THE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOIL FROM OVER COMPACTION OR DAMAGE. SELECT FILL SHALL EXTEND A MINIMUM OF FIVE (5) FEET LATERALLY IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE LEACHING SYSTEM.



PROPOSED SEPTIC ELEVATIONS

INV. AT BUILDING	=	18.20
INV. AT TANK IN	=	17.25
INV. AT TANK OUT	=	17.00
INV. AT D-BOX	=	16.30
INV. AT GALLERIES	=	16.17
BOTTOM 18" GALLERIES	=	15.50
TOP 18" GALLERIES	=	17.00

AS-BUILT INFORMATION

	DESCRIPTION	FROM A	FROM B	ELEV.
A	SW CORNER BUILDING		100'	
B	NW CORNER BUILDING	100'		
	22 DEGREE ELBOW	4'0"	98'2"	
	22 DEGREE ELBOW	28'2"	93'3"	
	TOP PIPE INTO TANK	35'3"	94'9"	17.83
	TANK COVER INLET	36'5"	95'2"	18.23
	TANK COVER EXTRA	39'5"	96'7"	18.23
	TANK COVER OUTLET	41'1"	88'8"	18.23
	TOP PIPE OUT TANK	41'7"	87'6"	17.57
	TOP S END GALLERIES	30'6"	114'0"	16.97
	TOP OF D-BOX	69'7"	47'7"	17.27
	TOP N END GALLERIES	139'0"	47'0"	17.21
	TOP 90 DEGREE ELBOW	72'0"	53'0"	
	TOP PIPE AT BUILDING			18.65
	INVERT IN D-BOX			16.75
	TOP GALLIES AT D-BOX			16.89

NOTE: THE EXISTING SEPTIC SYSTEM HAS NOT BEEN REDRAFTED TO REFLECT EXACT LOCATION DUE TO ITS CLOSE PROXIMITY TO THE PROPOSED SYSTEM LOCATION.

PROPOSED SEPTIC SYSTEM DESIGN

MARINA CAPACITY: 29 SLIPS
marina=20 gal/day/slip (table 4 PHC)

OUTDOOR RECEPTION AREA: 150 PEOPLE
camps/family campground/picnic park
=5 gal/day/person (table 4 PHC)

$$\frac{29 \text{ slips} \times 20 \text{ gal}}{\text{slip day}} + \frac{150 \text{ people} \times 5 \text{ gal}}{\text{person day}}$$

1.5 (table 8 PHC < 10 min/in)

887 SF LEACHING AREA REQUIRED

PROVIDE 144 LF 18" HIGH CONCRETE LEACHING GALLERIES
(effective leaching credit=6.2 sf/lf section VIII D PHC)

PROPOSED SEPTIC TANK DESIGN

24 HOUR DESIGN FLOW: 1330 GALLONS

$$\frac{29 \text{ slips} \times 20 \text{ gal}}{\text{slip day}} + \frac{150 \text{ people} \times 5 \text{ gal}}{\text{person day}}$$

PROVIDE 1500 GALLON TANK

PROPOSED M.L.S.S. CALCULATIONS

DESIGN FLOW: 1330 GALLONS
RESTRICTIVE LAYER: 44" (for MLSS only)
SLOPE: 1.3%
(using tp-2 data and existing grade near stream)
PERC. RATE: 1.7 MIN./IN.

(HF)32 x (FF)4.43 x (PF)1.0 = 142 L.F.

SOIL DATA

TEST PIT #: 1
DATE: 3-11-10
DEPTH: 66"
GROUNDWATER: NONE
MOTTLING: NOT SEEN
LEDGE: NONE
MATERIALS:
0-8" TOPSOIL
8-23" RED-BROWN SILTY FINE SAND (FILL)
23-81" TAN FINE TO MEDIUM SAND (FILL, LOOSE)
81-66" DARK BROWN SANDY LOAM (FILL?)

TEST PIT #: 2
DATE: 3-11-10
DEPTH: 81"
GROUNDWATER: NONE
MOTTLING: NOT SEEN
LEDGE: NONE
MATERIALS:
0-6" TOPSOIL
6-29" RED-BROWN SILTY FINE SAND (FILL)
29-42" TAN FINE TO MEDIUM SAND (FILL, LOOSE)
42-45" RED-BROWN SILTY FINE SAND (FILL)
45-49" TOPSOIL
49-66" TAN SILTY FINE SAND
66-81" RED SILTY FINE SAND
NOTE: NOT NATIVE TO 45"

TEST PIT #: 3
DATE: 3-11-10
DEPTH: 83"
GROUNDWATER: NONE
MOTTLING: NOT SEEN
LEDGE: NONE
0-9" TOPSOIL
9-26" BROWN SILTY FINE SAND (FILL)
26-36" GREY SILTY FINE SAND (FILL)
36-49" TOPSOIL
49-74" RED BROWN SILTY FINE SAND
74-83" TAN FINE SAND
NOTE: NOT NATIVE TO 36"

TEST PIT #: 4
DATE: 4-7-10
DEPTH: 105"
GROUNDWATER: 96"
MOTTLING: NOT SEEN
LEDGE: NONE
0-5" TOPSOIL
5-16" BROWN FINE SAND (FILL)
16-55" GREY TO TAN FINE SAND W/ SILTY MATERIAL MIXED IN (FILL)
55-63" RED BROWN VERY FINE SAND (LOOSE) (FILL)
63-70" BLACK ORGANIC LAYER
70-105" RED BROWN VERY FINE SAND (LOOSE)
NOTE: GW IS 33" BELOW ORIGINAL GRADE

TEST PIT #: 5
DATE: 4-7-10
DEPTH: 65"
GROUNDWATER: SEEPAGE @ 68"
MOTTLING: NOT SEEN
LEDGE: NONE
0-24" TOPSOIL, RED VERY FINE SAND AND OTHER DISTURBED SOILS
24-65" TAN BROWN FINE TO MEDIUM SAND (LOOSE)
NOTE: HOLE WAS REPORTED TO BE 108" DEEP BUT KEPT COLLAPSING. RED BROWN VERY FINE SAND APPEARED IN LAST 12"
NOTE: SEEPAGE 44" BELOW NATIVE MATERIAL

PERC. TEST #P-3
DATE: 3-11-10
DEPTH: 83"
RATE: 1.7 MIN./IN.

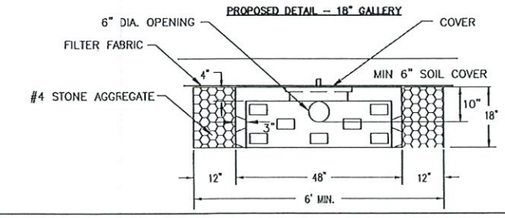
NOTE: SOIL IN SEPTIC AREA TO BE REMOVED DOWN TO BURRIED TOPSOIL LAYER AND BACKFILLED WITH COMPACTION USING APPROVED SEPTIC SAND

NOTE: 4" SCH 40 PIPE FROM PHASE I BUILDING TO 1500 GALLON SEPTIC TANK SHALL NOT BE BACKFILLED WITH FREE DRAINING MATERIAL

NOTE: EXISTING CONDITIONS SHOWN SUCH AS ROADS, DRIVES, TREELINES HOUSES, BUILDINGS, TOPOGRAPHY AND MARINA HAVE BEEN PROVIDED BY THE PROPERTY OWNERS AGENT. ITEMS RELEVANT TO THE SUCCESSFUL INSTALLATION AND FUNCTIONALITY OF THE PROPOSED SEPTIC SYSTEM HAVE BEEN REVIEWED FOR THE PURPOSE OF THIS DESIGN.

5/5/10
- Application is to construct facilities. No water use in structure. Septic in Phase I will accommodate up to 150 people.
D. Mitchell, Sr.
Chatham Health District

PROPOSED DETAIL – 18" GALLERY



I HEREBY DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS SUBSTANTIALLY CORRECT.

DAVID W. ERLANDSON P.E. # 25172

CHATHAM ENGINEERING INC.
CONSULTING ENGINEERS
244 MIDDLETOWN AVENUE
EAST HAMPTON, CONN. 06424
PHONE (860)-267-6623

SEPTIC DESIGN
SAINT CLEMENTS MARINA
49 OAKUM DOCK ROAD
PREPARED FOR
SAINT CLEMENTS MARINA, LLC
EAST HAMPTON, CONN.

4/23/10 SEPTIC AS-BUILT & PHASE II BLDG RELOCATION.
4/9/10 PER CHD COMMENTS

CK. BY:	DWE
DRW. BY:	DWE
DATE:	3-29-10
SCALE:	1"=40'
SHEET	1 OF 1
MAP NO. 051-10-1SD	

Town of East Hampton
20 East High St.
East Hampton, CT 06424
Tel. No. 860-267-9601

BUILDING PERMIT

Application Date: 5/5/2010
Issue Date: 5/12/2010

Permit No. - 10-104
Permit Type. - Com. New Construction

Other Permits(If Applicable):
Electrical - REQUIRED
Mechanical - REQUIRED
Plumbing - REQUIRED

Fee Type	Fee Amount
Building Fee	$362.50
Zoning Fee	$50.00

At (Location) - 49 OAKUM DOCK RD
Bldg #2

Applicant - St Clements Marina Llc
Address - 244 Middletown Avenue
East Hampton, CT 06424

Owner - St Clements Marina Llc
Address - 244 Middletown Avenue
East Hampton, CT 06424

Permit Fee - $412.50
Valuation - $28,000.00

Zone: R-2

Contractor -
License # -

Description of Work: UTILITY BUILDING

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY, ENCROACHMENTS ON PUBLIC PROPERTY, NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE JURISDICTION, STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATAION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

THE GRANTING OF A PERMIT FOR THE PROPOSED WORK SHALL NOT BE ASSUMED OR CONSTRUED TO ALLOW PERFORMANCE CONTRARY TO THE LAWS AND REGULATIONS OF THE STATE OF CONNECTICUT AND THE TOWN OF EAST HAMPTON. THE APPLICANT SHALL BE RESPONSIBLE FOR COMPLIANCE TO AND KNOWLEDGE OF ALL APPLICABLE CODES, STANDARDS AND REQUIREMENTS. ANY FALSE STATEMENT WILL RENDER THIS APPLICATION AND PERMITS OBTAINED HEREBY NULL AND VOID.

MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:

1. FOUNDATIONS OR FOOTINGS
2. PRIOR TO COVERING STRUCTURAL MEMBERS (READY FOR LATH OR FINISH COVERING)

APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE, WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.

WHERE APPLICABLE SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATIONS.

POST THIS CARD SO IT IS VISIBLE FROM STREET

Required Inspections

Electrical Trench
Rough Electrical
Electrical Service
Structural/Framing
Final Electrical
Final CO
Footings

FILE COPY

East Hampton
Connecticut

BUILDING INSPECTION DEPARTMENT

East Hampton, Connecticut

CERTIFICATE OF USE AND OCCUPANCY

Dated March 08, 2012

Zone R-2

Completion # 0280

This is to certify that building at 49 OAKUM DOCK RD as UTILITY BUILDING under Permit No. 10-104 conforms substantially to the requirements of the Building Ordinances and the Zoning Regulations of the Town of East Hampton and is hereby approved for occupancy as indicated below.

Approved for occupancy: St Clements Marina Llc
Mailing Address: 244 Middletown Avenue
East Hampton, CT 06424
Type of Construction: 5-B
Occupant Load:
Edition of Code: 2005CTSBC

Building Inspector

Notice: If this certificate is lost or destroyed, a duplicate should be immediately obtained from the Building Inspection Department.
Any change or extension of the use herein approved requires a new certificate of occupancy.
Copies of this certifcate may be obtained at the Building Inspection Department at a charge of severity - five cents.

PZC
0027

TOWN OF EAST HAMPTON
BUILDING PERMIT APPLICATION

Est. Value $ 4000 Date: 9-7-2010

The undersigned hereby applies for permission to construct (X) reconstruct ( ) alter ( )
repair ( ) Connector
Applicant's name ST. CLEMENTS MARINA LLC
Mailing Address P.O. BOX 427 PORTLAND, CT. Daytime Phone
Location: Lot# House# Street 49 OAKUM DOCK ROAD, E.H.
Non-conforming lot: Yes( ) No( ) Combined with another lot? Yes( ) No( )
Property owner name ST. CLEMENTS MARINA LLC Trustee yes( ) no( )
Mailing address P.O. 427 PORTLAND CT. Daytime Phone
General Contractor BAND CONSTRUCTION
Mailing address 244 MIDDLETOWN AVE. E.H. Daytime Phone 860-267-6623
License #

BUILDING REQUIREMENTS

Dimensions of main building: Front ft. Side ft. Total sq. ft.
Dimensions of accessory building: Front ft. Side ft. Total sq. ft. (portico) 9 x 40 12 x 25
Height: Main bldg. ft. Accessory bldg. 30 ft.
Number of stories: Main bldg. Accessory bldg. 1 Total bedrooms
Type of construction: Main bldg. Accessory WOOD
Footing material 3000 psi Width 24 inches Depth 24 inches
BUILT on piers Below grade 42 inches
Pounds per square foot floor will carry: (1st) (2nd) (other)
Girder size Longest span
Floor joists: 1st N/A 2nd 3rd On center Ceiling joists O/C
Size of rafters 2 x 6 Longest span On center
Covering of roof Asphalt shingles Outside walls 2 x 4
Insulation: Roof/ceiling N/A Walls Floor Basement
No. of staircases N/A width riser tread
Building heated by N/A Number of chimneys
Size of flue N/A Kind of lining

Other: (Give narrative description of work on reverse)

I hereby certify the above statement to be true and accurate to the best of my ability.

Wayne Ker AGENT (Signature of Owner/Date) Wayne Ker (Signature of Applicant/Date)

The granting of a permit for the proposed work shall not be assumed or construed to allow performance contrary to the laws and regulations of the State of Connecticut and the Town of East Hampton. The applicant shall be responsible for compliance to and knowledge of all applicable codes, standards, and requirements. Any false statement will render this application and permits obtained hereby null and void.

Approval date 9/21/10 Building Official

Approval date 9/21/10 ~~Collector of Revenue~~ CHATHAM HEALTH

Comments:

Fee: $ 62.50 Building Permit
$ 33.00 Zoning Permit
$ 50.00 B100a Review
Total $ 145.50 Pymt Rec'd: Cash ( ) Check No. Permit #

pd $ 95.50 Ck # 18601 9/21/10 KP

OWNER	DEVELOPER/BUILDER
Name St. Clements Marina, LLC	RAND CONSTRUCTION
Address 49 Oakum Dock Rd	244 Middletown Ave
E. Hampton, CT. 06424	E. Hampton, CT. 06424
Telephone	860-267-6623
Trustee ___ Yes ___ No	
(Signature) agent	(Signature)

Street location of parcel 49 Oakum Dock Rd., E. Hampton, CT

Map 02 Block 9A Lot 4 Deed: 534 (Volume) 308 (Page)

Zone R-2 Acreage 4.96 Applicable Zoning Regulation

Nature of construction

connection between (2) Storage Buildings
for storage use only

Zoning Requirements:

Front	50	Proposed (N)	160'
Rear	50	Proposed (S)	± 300'
Side	25	Proposed (E)	50'
Side	25	Proposed (W)	± 200
Lot coverage	10 %	Proposed	%

Non-conforming lot? ___ Yes ✓ No Was it ever combined with another lot? ___ Yes ✓ No

Fee: $ 33.00 Paid (✓) Date 9/21/10

Conditions:

A-2 Survey Prepared by: Date

Variance (s) granted:

Effective Date 9/21/10

Approved: (Director of Health/Date) (Zoning Enforcement Officer/Date)

B100 compliant

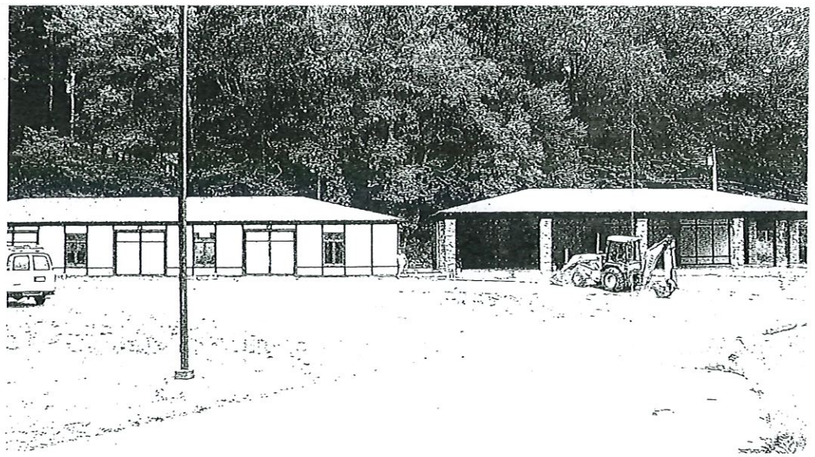
Any false statement or any building permits gained by such statement will render permits NULL & VOID

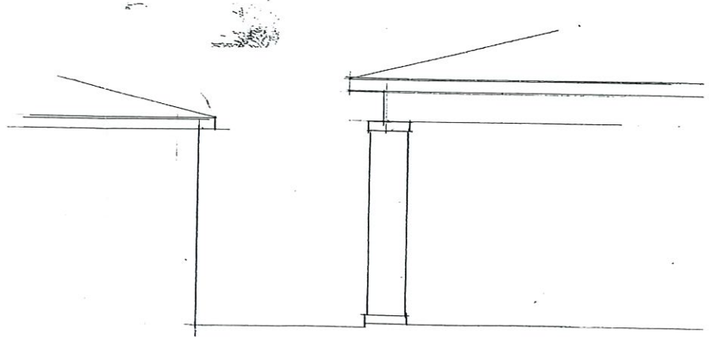
NOTE: EXISTING CONDITIONS SHOWN SUCH AS ROADS, DRIVES, TREELINES HOUSES, BUILDINGS, TOPOGRAPHY AND MARINA HAVE BEEN PROVIDED BY THE PROPERTY OWNERS AGENT. ITEMS RELEVANT TO THE SUCCESSFUL INSTALLATION AND FUNCTIONALITY OF THE PROPOSED SEPTIC SYSTEM HAVE BEEN REVIEWED FOR THE PURPOSE OF THIS DESIGN.

9/21/10
Clifford Thrall III as to an "accuracy" opinion.
D. Thrall

PHASE III STRUCTURES
SAINT CLEMENTS MARINA
49 OAKUM DOCK ROAD
PREPARED FOR
SAINT CLEMENTS MARINA, LLC
EAST HAMPTON, CONN.

CK. BY:	DWE
DRW. BY:	DWE
DATE:	9-7-10
SCALE:	1"=40'
SHEET	1 OF 1
MAP NO. 051-10-1P	





[redacted]

Town EAST HAMPTON

CHATHAM HEALTH DISTRICT
240 Middletown Avenue, East Hampton CT 06424
Tel: (860) 365-0884 • Fax: (860) 365-0885
www.chathamhealth.org

19-13-B100a Application and Review

	Activity	Fee		
1.	Building Conversion, Change in Use	$50	$	CK#
2.	Building Addition	$50	$	CK#
3.	Garages/Accessory Structures, Swimming Pools	$30	$	CK#
4.	Sewage Disposal Area Preservation	$50	$	CK#

Address of Property: 49 OAKUM DOCK ROAD

Owner/Applicant Name: ST. CLEMENTS MARINA LLC Phone:

Mailing Address (if different from above): P.O. BOX 427 PORTLAND, CT. 06480

Proposed Activity:

Describe the proposed activity relative to either: (1) Building Conversion, Change in Use, (2) Building Addition, (3) Garages/Accessory Structures, Swimming Pools, Shed or (4) Sewage Disposal Area Preservation: construct porch between BLDG 1 & 2

Property Use (Please fill out one side):

Residential: ___ OR Non-Residential: ✓

Total Number of Bedrooms Existing: N/A

Total Number of Bedrooms after Proposed Activity: N/A

Describe Existing Activity: Bathroom for storage & yard motion

Gallons per Day Existing: N/A no increase

Gallons per Day Discharge after Proposed Activity: N/A

Property served by septic system? (Yes) or No Age and description of septic system: 4 Month s/o

Property served by on-site well? (Yes) or No Other:

Required Information

Plot Plan: Attached a scaled drawing showing property lines and dimensions, location and size of existing and proposed structures, and site features such as driveways, well and septic system(s), drains and watercourse and accessory structures, along with soil and percolation data and Code Complying Area.

Building Plan: Attached a sketch/floor plan of the existing and proposed structure(s), addition(s) and or renovation(s) with all rooms labeled with their existing and proposed designated use.

Note: Soil Test Data (Test Pit(s) and or Percolation Test(s)) are required for the review of this application. If Soil Test Data is not available on file for this Application, you will need to schedule an appointment with the Town's Health District Representative or The Health District Main Office for Soil Test Data collection. Please provide the proper equipment to conduct the Soil Test Data collection (i.e. machine to excavate test pit(s) and water to conduct percolation test(s)). An additional fee is required for this testing. Please schedule soil test data collection as soon as reasonable to avoid delays in processing your application.

Owner or Applicant Signature: [signature] AGENT Date: 9-7-2010

Office Use Only

Reviewed by: [signature] Title: SANITARIAN Date: 9/21/10

Approved: ✓

Not Approved: ___ Reason for Not Approved: Addition is accessory so 10' is allowed separation. Addition is "open air" but will have barn doors at one end for privacy. Buildings are for storage + bathrooms for marina.

Town of East Hampton
20 East High Street
East Hampton, Connecticut 06424
Tel. (860) 267-9601 Fax. (860) 267-6430
Planning, Zoning & Building Department

Certified Mail (RRR): 7008 0150 0000 0683
& U.S. Mail

September 8, 2010

Mr. W. Wayne Rand
244 Middletown Avenue
East Hampton, CT 06424

Re: St. Clements Marina, LLC.
49 Oakum Dock Road
Building Permit Application to Construct a Portico

Dear Wayne;

I am not clear how the portico proposed is part of a marina storage structure. It is not in compliance with the Zoning Regulations for the R-2 Zone. Unfortunately we cannot issue a permit at this time.

Very truly yours,

James P. Carey

James P. Carey
Zoning Enforcement Officer

JPC/dcs

Town of East Hampton
20 East High St.
East Hampton, CT 06424
Tel. No. 860-267-9601

BUILDING PERMIT

Application Date: 9/7/2010
Issue Date: 9/21/2010

Permit No. - 10-241
Permit Type. - Commercial Alteration

Other Permits(If Applicable):
Electrical -
Mechanical -
Plumbing -

At (Location) - 49 OAKUM DOCK RD

Applicant - St Clements Marina Llc
Address - 244 Middletown Avenue
East Hampton, CT 06424

Owner - St Clements Marina Llc
Address - 244 Middletown Avenue
East Hampton, CT 06424

Fee Type	Fee Amount
Building Fee	$62.50
Comm/Industrial	$33.00
Chatham Health	$50.00

Permit Fee - $145.50
Valuation - $4,000.00

Zone: R-2

Contractor -
License # -

Description of Work: CONNECTOR - ACCESSORY

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY, ENCROACHMENTS ON PUBLIC PROPERTY, NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE JURISDICTION, STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATAION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

THE GRANTING OF A PERMIT FOR THE PROPOSED WORK SHALL NOT BE ASSUMED OR CONSTRUED TO ALLOW PERFORMANCE CONTRARY TO THE LAWS AND REGULATIONS OF THE STATE OF CONNECTICUT AND THE TOWN OF EAST HAMPTON. THE APPLICANT SHALL BE RESPONSIBLE FOR COMPLIANCE TO AND KNOWLEDGE OF ALL APPLICABLE CODES, STANDARDS AND REQUIREMENTS. ANY FALSE STATEMENT WILL RENDER THIS APPLICATION AND PERMITS OBTAINED HEREBY NULL AND VOID.

MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:

1. FOUNDATIONS OR FOOTINGS
2. PRIOR TO COVERING STRUCTURAL MEMBERS (READY FOR LATH OR FINISH COVERING)

APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE, WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.

WHERE APPLICABLE SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATIONS.

POST THIS CARD SO IT IS VISIBLE FROM STREET

Required Inspections

See Attached

Building Official

East Hampton
Connecticut

BUILDING INSPECTION DEPARTMENT

East Hampton, Connecticut

CERTIFICATE OF USE AND OCCUPANCY

Zone R-2

Dated September 21, 2011

Completion # 0197

This is to certify that building at 49 OAKUM DOCK RD as CONNECTOR - ACCESSORY under Permit No. 10-241 conforms substantially to the requirements of the Building Ordinances and the Zoning Regulations of the Town of East Hampton and is hereby approved for occupancy as indicated below.

Approved for occupancy: St Clements Marina Llc
Mailing Address: 244 Middletown Avenue
East Hampton, CT 06424
Type of Construction: 5-B
Occupant Load:
Edition of Code: 2005CTSBC

See Attached

Building Inspector

Notice: If this certificate is lost or destroyed, a duplicate should be immediately obtained from the Building Inspection Department.
Any change or extension of the use herein approved requires a new certificate of occupancy.
Copies of this certifcate may be obtained at the Building Inspection Department at a charge of severity - five cents.

Com. Alt.

PZC
0028

TOWN OF EAST HAMPTON
BUILDING PERMIT APPLICATION

Est. Value $ 40,000 Date: 4-18-13

The undersigned hereby applies for permission to construct ( ) reconstruct ( ) alter (X) repair ( ) Enclosing Existing Pavilion
Applicant's name Villa Custom Builders LLC
Mailing Address 81 DeSoaBo st Southington Ct. Daytime Phone 860-637-0751
Location: Lot# ___ House# 49 Street Oakum Dock Rd.
Non-conforming lot: Yes( ) No( ) Combined with another lot? Yes( ) No( )
Property owner name St. Clements Castle Roncalli Institute Inc. Trustee yes( ) no( )
Mailing address 49 Oakum Dock Rd. Cobalt ct. Daytime Phone ___
General Contractor Villa Custom Builders LLC
Mailing address 81 DeSoaBo DR. Southington ct. Daytime Phone 860-637-0751
License # 0632313

BUILDING REQUIREMENTS

Dimensions of main building: Front 115 ft. Side 40 ft. Total sq. ft. 3800
Dimensions of accessory building: Front 115 ft. Side 40 ft. Total sq. ft. 3800
Height: Main bldg. ___ ft. Accessory bldg. ___ ft.
Number of stories: Main bldg. 1 Accessory bldg. ___ Total bedrooms ___
Type of construction: Main bldg. ___ Accessory ___
Footing material ___ Width ___ inches Depth ___ inches
Below grade ___ inches

Pounds per square foot floor will carry: (1st) ___ (2nd) ___ (other) ___
Girder size ___ Longest span ___
Floor joists: 1st ___ 2nd ___ 3rd ___ On center ___ Ceiling joists ___ O/C ___
Size of rafters ___ Longest span ___ On center ___
Covering of roof ___ Outside walls ___
Insulation: Roof/ceiling ___ Walls ___ Floor ___ Basement ___
No. of staircases ___ width ___ riser ___ tread ___
Building heated by ___ Number of chimneys ___
Size of flue ___ Kind of lining ___

Other: (Give narrative description of work on reverse)

I hereby certify the above statement to be true and accurate to the best of my ability.

(Signature of Owner/Date) (Signature of Applicant/Date) 4-18-13

The granting of a permit for the proposed work shall not be assumed or construed to allow performance contrary to the laws and regulations of the State of Connecticut and the Town of East Hampton. The applicant shall be responsible for compliance to and knowledge of all applicable codes, standards, and requirements. Any false statement will render this application and permits obtained hereby null and void.

Approval date 5-2-13 Building Official

Approval date 5-6-13 ~~Collector of Revenue~~ Fire Marshal

Comments: ___

Fee: $ 512.50 Building Permit
$ ___ Zoning Permit
$ ___ Engineered Septic Review / B100a Review
Total $ 512.50 Pymt Rec'd: Cash ( ) Check No. 1153 Permit # 13-075

Rec'd 4/18/13

- Framing of Exterior walls only
- Pavillion and roof are Existing
- installing glass Panels
- installing Fire code doors

E-13-0168

TOWN OF EAST HAMPTON
BUILDING DEPARTMENT-FIELD INSPECTION FORM

ADDRESS 49 Oakum Dock DATE & TIME 9/19/13 9am

CONTACT PERSON John Yusza PHONE 203-269-3591 ext 303

Inspections for the following:

____ Temp Elx Service	____ Rough Mechanical	____ Insulation
____ Footings	X Rough Electrical Burglar + Fire alarm	____ Gas Line Pressure Test
____ Fig.Drains/Damp-Proof	____ Elx.Ser.New/Change	____ Boiler/Tank Repl.
____ Rough Framing	____ Underslab/Poly	____ Final C/O
____ Rough Plmbg/DWV	____ Fireplace/Chimney	____ Other

(✓) APPROVED ( ) NOT APPROVED ( ) REINSPECTION REQUIRED

COMMENTS:

Date: 9-19-18 Building Official, William Hayes 860-267-9601

Occupant load 10
Use + Occupancy classification - Group S-1 (medium hazard storage)
Construction type - 5B
Not sprinklered, not required
Fire alarm not required

If any ~~ele~~ additional electrical has been done = permit

13-075

TOWN OF EAST HAMPTON
BUILDING DEPARTMENT-FIELD INSPECTION FORM

ADDRESS 49 Oakum Dock DATE & TIME 9/27/13 10:30

CONTACT PERSON Gary PHONE 860-637-0751

Inspections for the following:

____ Temp Elx Service	____ Rough Mechanical	X Insulation
____ Footings	____ Rough Electrical	____ Gas Line Pressure Test
____ Fig.Drains/Damp-Proof	____ Elx.Ser.New/Change	____ Boiler/Tank Repl.
____ Rough Framing	____ Underslab/Poly	____ Final C/O
____ Rough Plmbg/DWV	____ Fireplace/Chimney	____ Other

(✓) APPROVED ( ) NOT APPROVED ( ) REINSPECTION REQUIRED

COMMENTS: Preparation room ceiling R-38

Date: 9-27-13 Building Official, William Hayes 860-267-9601

13-075

TOWN OF EAST HAMPTON
BUILDING DEPARTMENT-FIELD INSPECTION FORM

ADDRESS 49 Oakum Dock Rd DATE & TIME 7/24/13 8:30

CONTACT PERSON Gary PHONE 860-637-0751

Inspections for the following:

____ Temp Elx Service	____ Rough Mechanical	X Insulation
____ Footings	____ Rough Electrical	____ Gas Line Pressure Test
____ Fig.Drains/Damp-Proof	____ Elx.Ser.New/Change	____ Boiler/Tank Repl.
____ Rough Framing	____ Underslab/Poly	____ Final C/O
____ Rough Plmbg/DWV	____ Fireplace/Chimney	____ Other

(✓) APPROVED ( ) NOT APPROVED ( ) REINSPECTION REQUIRED

COMMENTS: Ceiling to be blown in later walls ok

Date: 7-24-13 Building Official, William Hayes 860-267-9601

Town of East Hampton
20 East High Street
East Hampton, CT 06424
Phone: (860) 267-9601

BUILDING PERMIT

Application Date: 04/30/2013
Issue Date: 05/09/2013
Location: 49 OAKUM DOCK RD

Permit #: 13-075
Permit Type: Commercial Alteration

Applicants Name: Villa Custom Builders
Applicant's Address: 81 DeSorbo Drive
Southington, CT 06

Permit Fee: 512.50
Valuation: 40000.00

Owner: Roncalli Institute
Address: 1931 PORTLAND-COBALT RD
PORTLAND, CT 06480

Contractor : Villa Custom Builders License # 0632313
Address:81 DeSorbo Drive
Southington, CT 06

Zone: R-2

Description of Work: Enclose Existing Pavilion

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY, ENCROACHMENTS ON PUBLIC PROPERTY, NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE JURISDICTION, STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATION OF PUBLIC SEWERS MAY BE COMBINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

THE GRANTING OF A PERMIT FOR THE PURPOSED WORK SHALL NOT BE ASSUMED OR CONSTRUED TO ALLOW PERFORMANCE CONTRARY TO THE LAWS AND REGULATIONS OF THE STATE OF CONNECTICUT AND THE TOWN OF EAST HAMPTON. THE APPLICANT SHALL BE RESPONSIBLE FOR COMPLIANCE TO AND KNOWLEDGE OF ALL APPLICABLE CODES, STANDARDS AND REQUIREMENTS. ANY FALSE STATEMENT WILL RENDER THIS APPLICATION AND PERMITS OBTAINED HEREBY NULL AND VOID.

MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK: 1. FOUNDATION OR FOOTINGS 2. PRIOR TO COVERING STRUCTURAL MEMBERS (READY FOR LATH OR FINISH COVERING)	APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE, WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.	WHERE APPLICABLE SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL INSTALLATIONS

PLEASE CALL 24 HOURS IN ADVANCE TO SCHEDULE REQUIRED INSPECTIONS

Structural/Framing
Insulation
Final CO

PZC
0030

Town of East Hampton

20 East High Street
East Hampton, Connecticut 06424
Tel. (860) 267-9601 Fax. (860) 267-6430
Building, Planning & Zoning Department

Certified Mail: 7010 1670 0000 1841 4970
& Regular U.S. Mail

July 8, 2011

Father Edward C. Dougherty
St. Clements Marina, LLC.
P.O. Box 427
Portland, CT 06480

Re: 49 Oakum Dock Road
East Hampton, Connecticut
Map 02/Block 9A/Lot 4

Dear Father Dougherty;

It has been reported and subsequently confirmed that you are advertising, both by road signage and radio, for banquet and wedding parties to be held at the Pavilion at the St. Clements' Marina.

During the permitting of this facility, it was represented that this facility was to be used solely for storage. Copies of communications confirming these representations are attached.

Use of this facility for any use other than storage requires approval by the Town of East Hampton due to the increased parking, notice and other regulatory requirements. None of these approvals were requested or granted.

You are hereby ordered to immediately **CEASE AND DESIST** the following practices:

- Any advertising or marketing of this facility for any use other than storage.
- Any actual use of this facility for any use other than storage.

We have notified the Police Department of this violation and cease and desist order so that they may observe your use of the facility and determine for evidentiary purposes whether you are complying with this order.

Please notify the Planning and Zoning Office immediately if you have any questions about this order. You may reach this office at 860-267-9601.

Very truly yours,

Daphne Schaub

Daphne Schaub
Planning, Zoning, and Building Technician / Acting Zoning Enforcement Officer

GC/dcs

Cc: Glenn Chalder, Acting Town Planner
John Weichsel, Town Manager
East Hampton Police Department
Don Mitchell, Chatham Health District
J. D'Aquila, Town Attorney
W. Grady
W. Rand

PZC
0031

Town of East Hampton

20 East High Street
East Hampton, Connecticut 06424
Tel. (860) 267-9601 Fax. (860) 267-6430
Building, Planning & Zoning Department

July 20, 2011

Father Edward C. Dougherty
St. Clements Marina, LLC.
P.O. Box 427
Portland, CT 06480

Re: 49 Oakum Dock Road
East Hampton, Connecticut
Map 02/Block 9A/Lot 4

Dear Father Dougherty;

Thank you for meeting with me on May 18th regarding the use of your property located at 49 Oakum Dock. At that time it was made clear that the property was not approved banquet-type functions.

It is understood that all advertising for that use has been withdrawn and that all uses of the property will be consistent with the marina use established prior to your ownership.

Thank you for your prompt response to the letter sent by this office. Please consider the cease and desist order referenced there to be lifted.

Very truly yours,

James P. Carey, Administrator
Planning, Zoning, and Building Department

JPC/dcs

Cc: John Weichsel, Town Manager
East Hampton Police Department
Don Mitchell, Chatham Health District
J. D'Aquila, Town Attorney
W. Grady
W. Rand

PZC
0032

Town of East Hampton

20 East High Street
East Hampton, Connecticut 06424
Tel. (860) 267-9601 Fax. (860) 267-6430
Building, Planning & Zoning Department

May 24, 2012

Father Edward C. Dougherty
St. Clements Marina, LLC.
P.O. Box 427
Portland, CT 06480

Re: 49 Oakum Dock Road
Map 02/Block 9A/Lot 4
East Hampton Connecticut

Dear Father;

The Town of East Hampton recognizes the non-conforming use, protected by law, of the marina located on Oakum Dock Road. All commonly recognized uses of a marina are allowed. This is not to construe that the marina may be used as a replacement to Saint Clements Castle. It may be used to augment the land-based experience enjoyed at the Castle.

Use of the marina property shall be in support of the water-based activities such as boating, fishing, swimming, public gathering as it relates to use of the property by boaters, families, guests, etc.

Very truly yours,

James P. Carey, Administrator
Planning, Zoning, and Building Department

JPC/dcs

Cc: W. Rand

Town of East Hampton

20 East High Street
East Hampton, Connecticut 06424
Tel. (860) 267-9601 Fax. (860) 267-6430
Building, Planning & Zoning Department

August 8, 2013

Father Edward C. Dougherty
Roncalli Institute, Inc.
1931 Portland-Cobalt Road
Portland, CT 06480

Re: 49 Oakum Dock Road
East Hampton, Connecticut
Map 02/Block 9A/Lot 4

Dear Father Dougherty;

I have received a phone call from a contractor to discuss installing geothermal heating at the storage/pavilion at Saint Clements Marina. It is unclear to me why a storage/pavilion building would require heating.

As you are aware the marina is a non-conforming use, protected by law. I must reiterate that all commonly recognized uses of a marina are allowed. This is not to construe that the marina may be used as a replacement to Saint Clements Castle. It may be used to augment the land-based experience enjoyed at the Marina. Use of the marina property shall be in support of the water-based activities such as boating, fishing, swimming, public gathering as it relates to use of the property by boaters, families, guests, etc.

It is not necessary to heat the facility to enjoy these activities. In fact heating this facility would encourage year-round use which to-date has not been enjoyed by the Marina. In as much as the original construction of the building was as an open-air pavilion, it will not comply with current international energy code requirements and it is not possible to grant a permit to heat the building. For both of these reasons a permit to heat the building will be denied.

Very truly yours,

James P. Carey, Administrator
Planning, Zoning, and Building Department

JPC/dcs

Saint Clements Marina

August 28, 2013

James P. Carey, Administrator
Planning, Zoning and Building Department
Town of East Hampton
20 East High Street
East Hampton, Connecticut 06424

Re: Saint Clements Marina – 49 Oakum Dock Road, East Hampton, CT

Jim,

Thank you for your August 8, 2013, letter and your update of all the particular uses of Saint Clements Marina. As you know, contractors sometimes run off on their own tangent without having all the facts. However, I have asked Villa Custom Builders, LLC to outline answers to the questions you raised in your letter dated August 8, 2013 (see attached *Exhibit I*).

As to the second and very important question regarding the need for temperature control at the Marina, like all marina businesses the intent is for existing Members to enjoy all the benefits associated with a marina while continuing to draw in new members. Additionally, it is our intent as a marina to support the activities of our Members including, but not limited to, boating, fishing, swimming and public gatherings.

Very truly yours,

Edward C. Doherty, Founder & President

Enclosures:

Exhibit I: Villa Custom Builders, LLC August 22, 2013 outline re: work completed
Exhibit II: Outline re: Marina temperature control needs

Exhibit II

1. Surveillance Equipment:

In an effort to ensure the safety of the Members and to protect the building and antique cars when they are stationed there, we have installed high-definition surveillance cameras that are required to be maintained within certain temperatures.

2. Comfort Rooms:

The building includes comfort rooms for use by the Members, which require heat and air conditioning for the comfort of the Members and their guests after enjoying a day of water-based activities such as boating, fishing and swimming.

3. Utility Room:

Various equipment contained in the insulated equipment room requires a temperature controlled environment to ensure that it is able to function properly.

4. Hot Water Systems:

It is necessary to have the ability to heat the water in the hot water tanks in order to provide the Members with hot water for the showers and sinks.

5. Hot Summer – Cold Winter:

The overall comfort of the Members while enjoying the use of the building. During various gatherings Members have experienced temperatures in excess of 95 degrees. Therefore, we need the ability to control the temperatures during these gatherings.

Office of the PLANNING & ZONING OFFICIAL
JEREMY DECARLI
jdecarli@easthamptonct.gov

0036
PZC

July 24, 2017

Sent via Email and Regular Mail

Mr. Kenneth Slater
Halloran & Sage, LLP
1 Goodwin Square
225 Asylum St.
Hartford, CT 06103

Re: Port-Hampton Marina Club
49 Oakum Dock Road
Map 02/ Block 9A/ Lot 4

Dear Mr. Slater,

Thank you for your letter dated July 18, 2017 responding to my concerns over the use of the property located at 49 Oakum Dock Road ("the Premise"). As you have indicated, no use of the premise shall occur that is not directly related to the legal non-conforming marina or as accessory to functions at the castle as specified in the "Public Water Supply Easement Agreement."

Any activity on the premises that can clearly be construed as accessory to events being held at the castle on the seven dates you have indicated in your letter will not warrant a formal enforcement action at this time.

Please be aware that any future use of the property which does not comply with the East Hampton Zoning Regulations or as specifically noted in the easement agreement will result in the issuance of a formal enforcement action.

When the time comes to reconstruct the building damaged in the fire, please be sure to file applications for all required permits based on the intended legal use of the premises and all structures thereon.

With regards to the parking area that was constructed without permits, please note that you have submitted sufficient evidence to show that the pavement overlays a pre-existing gravel parking lot and does not require Site Plan approval from the Planning and Zoning Commission. As discussed at our July 14, 2017 meeting, please submit a permit application to the Inland Wetlands and Watercourses Agency for the paved parking area on the premises at your earliest convenience.

Please feel free to contact me with any questions or concerns. Thank you for the opportunity to correct these issues.

Jeremy DeCarli
cc: Michael Maniscalco, Town Manager

PZC
0036

HALLORAN
&SAGE LLP
ATTORNEYS AT LAW

KENNETH R. SLATER, JR. 860 297-4662 slater@halloransage.com

July 18, 2017

Via Email (jdecarli@easthamptonct.gov) and regular U.S. mail

Jeremy DeCarli
Planning and Zoning Official
Town of East Hampton
20 East High Street
East Hampton, Connecticut 06424

Re: Port-Hampton Marina Club
49 Oakum Dock Road
Our File No.: 16193.0003

Dear Jeremy:

Thank you for meeting with me and Allison Dillon on behalf of Roncalli Institute, Inc. regarding your July 12, 2017 correspondence related to the Port-Hampton Marina Club located on the above-referenced property adjoining the Saint Clements Castle. You confirmed that your correspondence was an initial notice regarding assessment and use violations and not a formal appealable enforcement order. As we discussed, we proposed the following remedial action:

1. Operation of Marina Facility

No banquet events will be held at the property while it is zoned for residential use. The property contains the nonconforming commercial use as a marina under which activities related to marina uses, including accessory uses, can occur. As acknowledged by your predecessor and by you at our meeting, persons at events at the adjoining Saint Clements Castle can travel between the two properties and gatherings unrelated to banquets at the marina can take place such as photographing guests of events held at Saint Clements Castle.

We also discussed the seven currently scheduled weddings and receptions that were to be held at the marina property. The dates for those events are August 6, 2017, August 12, 2017, September 1, 2017, September 30, 2017, October 14, 2017, October 21, 2017 and October 28, 2017. Those events have been moved to the Saint Clements Castle property. However, in addition to photographs, the brides and grooms for those seven events were planning to exchange vows on the pier in conjunction with the photographs. Without asking you to determine that those activities are permitted and with your preserving all rights of enforcement in the future, we are requesting an accommodation that you agree not to commence an enforcement action or cease and desist order regarding the exchange of vows for those seven events. Guests of those

events will be shuttled from Saint Clements Castle to the marina where vows would be exchanged and photos taken. They will then return to Saint Clements Castle for cocktails and receptions.

The recent events leading to your letter did not involve members of the marina. Nothing in this letter should be construed as a waiver of any aspect of rights related to its legal status as a nonconforming use and the rights of its members.

2. Site Plan Application regarding Paving of Parking Area

Enclosed please find photographs showing the extent of the parking area that was historically used for the parking of boats and vehicles by marina members and the marina itself. Please confirm, as we discussed on Friday, that the paving of an existing parking area on the property containing the nonconforming marina use did not require a separate site plan application.

3. Wetlands Application

As we discussed, my clients worked with the Department of Energy and Environmental Protection regarding permitting work related to the driveway crossing and the marina basin. My clients believed that they were not required to obtain any separate inland wetlands and watercourses permit from the town to conduct paving of the existing parking area. Although no work was done within wetlands, portions of the paving did occur within the upland review area. As such, an application will be filed for that permit. The application will include wetlands delineation, drainage calculations, and details regarding the outflows. Once that application is prepared for filing we plan to have a pre-application meeting with you at your office or at the property to confirm that the application is complete.

Please contact me if you need any additional information regarding any of the items referenced above and, if not, please confirm whether you agree not to undertake any enforcement action if the brides and grooms in those seven events exchange vows at the pier before returning to Saint Clements Castle for their reception.

Very Truly Yours,

Kenneth R Slater, Jr.

KRS/dlb
Enclosures

4940664v.2

CTDEEP 1990 Airphoto of Marina Facility

CTDEEP 1995 Airphoto of Marina Facility

East Hampton
Connecticut

Town of East Hampton
20 East High Street
East Hampton, CT 06424
Phone: (860) 267-9601

MECHANICAL PERMIT

PERMIT#: M-13-0130

ISSUE DATE: 09/12/2013

LOCATION: 49 OAKUM DOCK RD

OWNER: Roncalli Institute

Other Permits (If Applicable) :
Building -
Electrical - Required
Plumbing - Required

DESCRIPTION OF WORK: 2 5 ton and 1 4 ton Geothermal Electric Air Conditioner Units, 2 2000cfm and 1 1600 cfm Air Handlers

ZONE: R-2

Fee type	Valuation	Amount	Payment date	Payment Type	Check #	Full name
Mechanical Fee	58100.00	750.00	09/12/2013	Check	371	King Energy Associates LLC

VALIDATION DS

CONTRACTOR'S NAME: King Energy Associates LLC LICENSE # : SHM.0002813-SM1
CONTRACTOR'S ADDRESS: 514 Trumbull Highway, Lebanon, CT 06249
EDITION OF CODE: 2005 CTSBC

* PLEASE CONTACT THE PERMIT CLERK, WITH YOUR PERMIT NUMBER, TO SCHEDULE AN INSPECTION.

APPLICANT CERTIFIES THAT ALL INFORMATION GIVEN IS CORRECT AND THAT ALL PERTINENT MECHANICAL CODES WILL BE COMPLIED WITH IN PERFORMING THE WORK FOR WHICH THIS PERMIT IS ISSUED.

See attached
Signature of Contractor/Owner or their Authorized Representative Making Application

Daphne C. Sakal
Signature of Permit Clerk

APPLICANT'S COPY

Required Inspections

Rough Mechanical
Final

Mechanical Permit Application: Permit No._____ DATE: 8/30/2013

CONTRACTOR'S LICENSE NO. SM1 #283

LOCATION: 49 OAKUM ROCK RD

OWNER: RONCALI INSTITUTE

OWNER ADDRESS IF DIFFERENT FROM LOCATION: _____

_____

OWNER PHONE NUMBER: _____

KIND OF BUILDING: CLASS - S USED AS: _____

TO BE COMPLETED ABOUT: _____ VALUE OF MATERIALS: $58,100.

(Circle One)	NEW	ALTERATION	REPAIR	ADDITION

OIL ☐ GAS ☐ LPG ☐ ECT. ☒ → GEOTHERMAL

TYPE OF EQUIPMENT			NUMBER	
Air Conditioner Units			H.P. Ea. 2 @ 5 tons & 1 @ 4 tons	
Refrigeration Units			H.P. Ea.	
Boilers			HP Ea.	
Forced Air Systems			B.T.U.	M Ea.
Furnace			B.T.U.	M Ea.
Stove Insert	WOOD ☐	PELLET ☐	MAKE:	RATING:
Stove Freestanding	WOOD ☐	PELLET ☐	MAKE:	RATING:
Air Handling		C.F.M.	2 @ 2000 cfm & 1 @ 1600 cfm	
Gas Piping				
Range	COM. ☐	DOM. ☐		
Range Hood	COM. ☐	DOM. ☐		
Generator			H.P. (kw)	
Storage Tank			Size	
Other:				

CONTRACTOR'S NAME:	KING ENERGY ASSOCIATES LLC
STREET ADDRESS:	5TH TRUMBULL HWY
CITY/STATE/ZIP:	LEBANON CT. 06249
PHONE NO:	860-642-6280 / 860-465-3527

READY FOR INSPECTION ON _____ OR WILL CONTACT PERMIT CLERK LATER _____

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED REPRESENTATIVE MAKING APPLICATION: _____

FEE: $750 PERMIT NO._____

Fresh Air
Cooler By Design

Project Summary
Entire House
King Energy Associates, LLC

Job:
Date: May 20, 2013
By:

514 Trumbull Highway, Lebanon, CT 06249 Phone: 860-420-7134 Email: Scot@KingEnergyAssociates-ct.com Web: www.kingenergyassociates-ct.com

Project Information

For: Saint Clement's Castle - Marina, Tony Decaro - 860-930-7004
~~1931 Portland-Cobalt Road, Portland, CT 06480~~
Phone: 860-342-0593

49 OAKUM DOCK RD.
EAST HAMPTON, CT. 06424

Notes:

Design Information

Weather: Windsor Locks Bradley Field, CT, US

Winter Design Conditions

Outside db	8	°F
Inside db	70	°F
Design TD	62	°F

Summer Design Conditions

Outside db	88	°F
Inside db	75	°F
Design TD	13	°F
Daily range	M	
Relative humidity	50	%
Moisture difference	22	gr/lb

Heating Summary

Structure	118930	Btuh
Ducts	5900	Btuh
Central vent (0 cfm)	0	Btuh
Humidification	0	Btuh
Piping	0	Btuh
Equipment load	124830	Btuh

Sensible Cooling Equipment Load Sizing

Structure	75007	Btuh
Ducts	1915	Btuh
Central vent (0 cfm)	0	Btuh
Blower	0	Btuh
Use manufacturer's data	n	
Rate/swing multiplier	0.93	
Equipment sensible load	71538	Btuh

Infiltration

Method		Simplified
Construction quality		Average
Fireplaces		0
	Heating	**Cooling**
Area (ft²)	5700	5700
Volume (ft³)	63456	63456
Air changes/hour	0.28	0.15
Equiv. AVF (cfm)	296	159

Latent Cooling Equipment Load Sizing

Structure	23407	Btuh
Ducts	1988	Btuh
Central vent (0 cfm)	0	Btuh
Equipment latent load	25395	Btuh
Equipment total load	96933	Btuh
Req. total capacity at 0.70 SHR	8.5	ton

Heating Equipment Summary

Make	n/a		
Trade	n/a		
Model	n/a		
ARI ref no.	n/a		
Efficiency		n/a	
Heating input			
Heating output		0	Btuh
Temperature rise		0	°F
Actual air flow		0	cfm
Air flow factor		0	cfm/Btuh
Static pressure		0	in H2O
Space thermostat	n/a		

Cooling Equipment Summary

Make	n/a		
Trade	n/a		
Cond	n/a		
Coil	n/a		
ARI ref no.	n/a		
Efficiency		n/a	
Sensible cooling		0	Btuh
Latent cooling		0	Btuh
Total cooling		0	Btuh
Actual air flow		0	cfm
Air flow factor		0	cfm/Btuh
Static pressure		0	in H2O
Load sensible heat ratio		0	

Printout certified by ACCA to meet all requirements of Manual J 8th Ed.

Fresh Air
Cooler By Design

Project Summary
Formal1
King Energy Associates, LLC

Job:
Date: May 20, 2013
By:

514 Trumbull Highway, Lebanon, CT 06249 Phone: 860-420-7134 Email: Scot@KingEnergyAssociates-ct.com Web: www.kingenergyassociates-ct.com

Project Information

For: Saint Clement's Castle - Marina, Tony Decaro - 860-930-7004
1931 Portland-Cobalt Road, Portland, CT 06480
Phone: 860-342-0593

Notes:

Design Information

Weather: Windsor Locks Bradley Field, CT, US

Winter Design Conditions

Outside db	8	°F
Inside db	70	°F
Design TD	62	°F

Summer Design Conditions

Outside db	88	°F
Inside db	75	°F
Design TD	13	°F
Daily range	M	
Relative humidity	50	%
Moisture difference	22	gr/lb

Heating Summary

Structure	42446	Btuh
Ducts	2058	Btuh
Central vent (0 cfm)	0	Btuh
Humidification	0	Btuh
Piping	0	Btuh
Equipment load	44504	Btuh

Sensible Cooling Equipment Load Sizing

Structure	35375	Btuh
Ducts	668	Btuh
Central vent (0 cfm)	0	Btuh
Blower	0	Btuh
Use manufacturer's data	n	
Rate/swing multiplier	0.93	
Equipment sensible load	33520	Btuh

Infiltration

Method		Simplified
Construction quality		Average
Fireplaces		0
	Heating	**Cooling**
Area (ft²)	1800	1800
Volume (ft³)	21600	21600
Air changes/hour	0.25	0.14
Equiv. AVF (cfm)	92	49

Latent Cooling Equipment Load Sizing

Structure	10745	Btuh
Ducts	694	Btuh
Central vent (0 cfm)	0	Btuh
Equipment latent load	11439	Btuh
Equipment total load	44959	Btuh
Req. total capacity at 0.70 SHR	4.0	ton

Heating Equipment Summary

Make	Enertech Manufacturing LLC.
Trade	HYDRON MODULE
Model	HST060
ARI ref no.	

Efficiency	3.58	COP
Heating input	48275	Btuh
Heating output	48275	Btuh
Temperature rise	22	°F
Actual air flow	2000	cfm
Air flow factor	0.045	cfm/Btuh
Static pressure	0.75	in H2O
Space thermostat		

Cooling Equipment Summary

Make	Enertech Manufacturing LLC.
Trade	HYDRON MODULE
Cond	HST060
Coil	MPD060
ARI ref no.	

Efficiency	17.54	EER
Sensible cooling	45445	Btuh
Latent cooling	19476	Btuh
Total cooling	64921	Btuh
Actual air flow	2000	cfm
Air flow factor	0.055	cfm/Btuh
Static pressure	0.75	in H2O
Load sensible heat ratio	0.76	

Printout certified by ACCA to meet all requirements of Manual J 8th Ed.

Fresh Air
Cooler By Design

Project Summary
Formal2
King Energy Associates, LLC

Job:
Date: May 20, 2013
By:

514 Trumbull Highway, Lebanon, CT 06249 Phone: 860-420-7134 Email: Scot@KingEnergyAssociates-ct.com Web: www.kingenergyassociates-ct.com

Project Information

For: Saint Clement's Castle - Marina, Tony Decaro - 860-930-7004
1931 Portland-Cobalt Road, Portland, CT 06480
Phone: 860-342-0593

Notes:

Design Information

Weather: Windsor Locks Bradley Field, CT, US

Winter Design Conditions

Outside db	8	°F
Inside db	70	°F
Design TD	62	°F

Summer Design Conditions

Outside db	88	°F
Inside db	75	°F
Design TD	13	°F
Daily range	M	
Relative humidity	50	%
Moisture difference	22	gr/lb

Heating Summary

Structure	43792	Btuh
Ducts	2338	Btuh
Central vent (0 cfm)	0	Btuh
Humidification	0	Btuh
Piping	0	Btuh
Equipment load	46130	Btuh

Sensible Cooling Equipment Load Sizing

Structure	27411	Btuh
Ducts	758	Btuh
Central vent (0 cfm)	0	Btuh
Blower	0	Btuh
Use manufacturer's data	n	
Rate/swing multiplier	0.93	
Equipment sensible load	26197	Btuh

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	0

	Heating	Cooling
Area (ft²)	2220	2220
Volume (ft³)	25740	25740
Air changes/hour	0.26	0.14
Equiv. AVF (cfm)	110	59

Latent Cooling Equipment Load Sizing

Structure	9897	Btuh
Ducts	788	Btuh
Central vent (0 cfm)	0	Btuh
Equipment latent load	10684	Btuh
Equipment total load	36881	Btuh
Req. total capacity at 0.70 SHR	3.1	ton

Heating Equipment Summary

Make	Enertech Manufacturing LLC.
Trade	HYDRON MODULE
Model	HXT060
ARI ref no.	

Efficiency	3.71	COP
Heating input	51900	Btuh
Heating output	51900	Btuh
Temperature rise	23	°F
Actual air flow	2100	cfm
Air flow factor	0.046	cfm/Btuh
Static pressure	0.75	in H2O
Space thermostat		

Cooling Equipment Summary

Make	Enertech Manufacturing LLC.
Trade	HYDRON MODULE
Cond	HXT060
Coil	
ARI ref no.	

Efficiency	16.55	EER
Sensible cooling	47208	Btuh
Latent cooling	20232	Btuh
Total cooling	67440	Btuh
Actual air flow	2100	cfm
Air flow factor	0.075	cfm/Btuh
Static pressure	0.75	in H2O
Load sensible heat ratio	0.73	

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Fresh Air
Cooler By Design

Project Summary
Utility
King Energy Associates, LLC

Job:
Date: May 20, 2013
By:

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Project Information

For: Saint Clement's Castle - Marina, Tony Decaro - 860-930-7004
1931 Portland-Cobalt Road, Portland, CT 06480
Phone: 860-342-0593

Notes:

Design Information

Weather: Windsor Locks Bradley Field, CT, US

Winter Design Conditions

Outside db	8	°F
Inside db	70	°F
Design TD	62	°F

Summer Design Conditions

Outside db	88	°F
Inside db	75	°F
Design TD	13	°F
Daily range	M	
Relative humidity	50	%
Moisture difference	22	gr/lb

Heating Summary

Structure	32692	Btuh
Ducts	1504	Btuh
Central vent (0 cfm)	0	Btuh
Humidification	0	Btuh
Piping	0	Btuh
Equipment load	34196	Btuh

Sensible Cooling Equipment Load Sizing

Structure	12221	Btuh
Ducts	489	Btuh
Central vent (0 cfm)	0	Btuh
Blower	0	Btuh
Use manufacturer's data	n	
Rate/swing multiplier	0.93	
Equipment sensible load	11820	Btuh

Infiltration

Method		Simplified
Construction quality		Average
Fireplaces		0
	Heating	**Cooling**
Area (ft²)	1680	1680
Volume (ft³)	16116	16116
Air changes/hour	0.35	0.19
Equiv. AVF (cfm)	94	50

Latent Cooling Equipment Load Sizing

Structure	2766	Btuh
Ducts	506	Btuh
Central vent (0 cfm)	0	Btuh
Equipment latent load	3272	Btuh
Equipment total load	15092	Btuh
Req. total capacity at 0.70 SHR	1.4	ton

Heating Equipment Summary

Make	Enertech Manufacturing LLC.
Trade	HYDRON MODULE
Model	HC36
ARI ref no.	

Efficiency	3.49	COP
Heating input	33582	Btuh
Heating output	33582	Btuh
Temperature rise	21	°F
Actual air flow	1450	cfm
Air flow factor	0.042	cfm/Btuh
Static pressure	0.75	in H2O
Space thermostat		

Cooling Equipment Summary

Make	Enertech Manufacturing LLC.
Trade	HYDRON MODULE
Cond	HC36
Coil	
ARI ref no.	

Efficiency	16.59	EER
Sensible cooling	27495	Btuh
Latent cooling	11784	Btuh
Total cooling	39279	Btuh
Actual air flow	1450	cfm
Air flow factor	0.114	cfm/Btuh
Static pressure	0.75	in H2O
Load sensible heat ratio	0.80	

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Fresh Air
Cooler By Design

Load Short Form
Entire House
King Energy Associates, LLC

Job:
Date: May 20, 2013
By:

514 Trumbull Highway, Lebanon, CT 06249 Phone: 860-420-7134 Email: Scot@KingEnergyAssociates-ct.com Web: www.kingenergyassociates-ct.com

Project Information

For: Saint Clement's Castle - Marina, Tony Decaro - 860-930-7004
1931 Portland-Cobalt Road, Portland, CT 06480
Phone: 860-342-0593

Design Information

	Htg	Clg
Outside db (°F)	8	88
Inside db (°F)	70	75
Design TD (°F)	62	13
Daily range	-	M
Inside humidity (%)	50	50
Moisture difference (gr/lb)	48	22

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	0

HEATING EQUIPMENT

Make	n/a
Trade	n/a
Model	n/a
GAMA ID	n/a

Efficiency	n/a
Heating input	
Heating output	0 Btuh
Temperature rise	0 °F
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	n/a

COOLING EQUIPMENT

Make	n/a
Trade	n/a
Cond	n/a
Coil	n/a
ARI ref no.	n/a

Efficiency	n/a
Sensible cooling	0 Btuh
Latent cooling	0 Btuh
Total cooling	0 Btuh
Actual air flow	0 cfm
Air flow factor	0 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0

ROOM NAME		Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Formal2	d	2220	46130	28169	2100	2100
Utility	d	1680	34196	12710	1450	1450
Formal1	d	1800	44504	36043	2000	2000
Entire House	d	5700	124830	76922	5550	5550
Other equip loads			0	0		
Equip. @ 0.93 RSM				71538		
Latent cooling				25395		
TOTALS		5700	124830	96933	5550	5550

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Fresh Air
Cooler By Design

Load Short Form
Formal1
King Energy Associates, LLC

Job:
Date: May 20, 2013
By:

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Project Information

For: Saint Clement's Castle - Marina, Tony Decaro - 860-930-7004
1931 Portland-Cobalt Road, Portland, CT 06480
Phone: 860-342-0593

Design Information

	Htg	Clg
Outside db (°F)	8	88
Inside db (°F)	70	75
Design TD (°F)	62	13
Daily range	-	M
Inside humidity (%)	50	50
Moisture difference (gr/lb)	48	22

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	0

HEATING EQUIPMENT

Make	Enertech Manufacturing LLC.
Trade	HYDRON MODULE
Model	HST060
ARI ref no.	

Efficiency	3.58 COP	
Heating input	48275	Btuh
Heating output	48275	Btuh
Temperature rise	22	°F
Actual air flow	2000	cfm
Air flow factor	0.045	cfm/Btuh
Static pressure	0.75	in H2O
Space thermostat		

COOLING EQUIPMENT

Make	Enertech Manufacturing LLC.
Trade	HYDRON MODULE
Cond	HST060
Coil	MPD060
ARI ref no.	

Efficiency	17.54 EER	
Sensible cooling	45445	Btuh
Latent cooling	19476	Btuh
Total cooling	64921	Btuh
Actual air flow	2000	cfm
Air flow factor	0.055	cfm/Btuh
Static pressure	0.75	in H2O
Load sensible heat ratio	0.76	

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Pavilion1	1800	44504	36043	2000	2000
Formal1 d Other equip loads Equip. @ 0.93 RSM Latent cooling	1800	44504 0	36043 0 33520 11439	2000	2000
TOTALS	1800	44504	44959	2000	2000

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Fresh Air
Cooler By Design

Load Short Form
Formal2
King Energy Associates, LLC

Job:
Date: May 20, 2013
By:

514 Trumbull Highway, Lebanon, CT 06249 Phone: 860-420-7134 Email: Scot@KingEnergyAssociates-ct.com Web: www.kingenergyassociates-ct.com

Project Information

For: Saint Clement's Castle - Marina, Tony Decaro - 860-930-7004
1931 Portland-Cobalt Road, Portland, CT 06480
Phone: 860-342-0593

Design Information

	Htg	Clg
Outside db (°F)	8	88
Inside db (°F)	70	75
Design TD (°F)	62	13
Daily range	-	M
Inside humidity (%)	50	50
Moisture difference (gr/lb)	48	22

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	0

HEATING EQUIPMENT

Make	Enertech Manufacturing LLC.
Trade	HYDRON MODULE
Model	HXT060
ARI ref no.	

Efficiency	3.71 COP	
Heating input	51900	Btuh
Heating output	51900	Btuh
Temperature rise	23	°F
Actual air flow	2100	cfm
Air flow factor	0.046	cfm/Btuh
Static pressure	0.75	in H2O
Space thermostat		

COOLING EQUIPMENT

Make	Enertech Manufacturing LLC.
Trade	HYDRON MODULE
Cond	HXT060
Coil	
ARI ref no.	

Efficiency	16.55 EER	
Sensible cooling	47208	Btuh
Latent cooling	20232	Btuh
Total cooling	67440	Btuh
Actual air flow	2100	cfm
Air flow factor	0.075	cfm/Btuh
Static pressure	0.75	in H2O
Load sensible heat ratio	0.73	

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Entry	300	14403	6239	656	465
Pavilion2	1920	31727	21930	1444	1635
Formal2 d	2220	46130	28169	2100	2100
Other equip loads		0	0		
Equip. @ 0.93 RSM			26197		
Latent cooling			10684		
TOTALS	2220	46130	36881	2100	2100

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Fresh Air
Cooler By Design

Load Short Form
Utility
King Energy Associates, LLC

Job:
Date: May 20, 2013
By:

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Project Information

For: Saint Clement's Castle - Marina, Tony Decaro - 860-930-7004
1931 Portland-Cobalt Road, Portland, CT 06480
Phone: 860-342-0593

Design Information

	Htg	Clg
Outside db (°F)	8	88
Inside db (°F)	70	75
Design TD (°F)	62	13
Daily range	-	M
Inside humidity (%)	50	50
Moisture difference (gr/lb)	48	22

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	0

HEATING EQUIPMENT

Make	Enertech Manufacturing LLC.
Trade	HYDRON MODULE
Model	HC36
ARI ref no.	

Efficiency	3.49 COP	
Heating input	33582	Btuh
Heating output	33582	Btuh
Temperature rise	21	°F
Actual air flow	1450	cfm
Air flow factor	0.042	cfm/Btuh
Static pressure	0.75	in H2O
Space thermostat		

COOLING EQUIPMENT

Make	Enertech Manufacturing LLC.
Trade	HYDRON MODULE
Cond	HC36
Coil	
ARI ref no.	

Efficiency	16.59 EER	
Sensible cooling	27495	Btuh
Latent cooling	11784	Btuh
Total cooling	39279	Btuh
Actual air flow	1450	cfm
Air flow factor	0.114	cfm/Btuh
Static pressure	0.75	in H2O
Load sensible heat ratio	0.80	

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Bath / Kitchen	1338	30793	11944	1306	1363
BATH 3	171	1702	383	72	44
BATH 2	90	152	116	6	13
BATH 1	81	1550	267	66	31
Utility d	1680	34196	12710	1450	1450
Other equip loads		0	0		
Equip. @ 0.93 RSM			11820		
Latent cooling			3272		
TOTALS	1680	34196	15092	1450	1450

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Equipment Page

File Name: StClementsMarina3HP052113.rup
Job #:

Loop Name: **Default Loop**

Manufacturer:	Enertech Manufacturing LLC.
Trade Name:	HYDRON MODULE
Model:	HXT060
Indoor Coil:	

	Heating	Cooling
EAT (°F):	70	80/67
EWT (°F):	35	73
Capacity (Btuh):	51900	67440
COP/EER:	3.71	16.55
Input (kW):	4.10	4.08

Manufacturer:	Enertech Manufacturing LLC.
Trade Name:	HYDRON MODULE
Model:	HC36
Indoor Coil:	

	Heating	Cooling
EAT (°F):	70	80/67
EWT (°F):	35	73
Capacity (Btuh):	33582	39279
COP/EER:	3.49	16.59
Input (kW):	2.82	2.37

Manufacturer:	Enertech Manufacturing LLC.
Trade Name:	HYDRON MODULE
Model:	HST060
Indoor Coil:	MPD060

	Heating	Cooling
EAT (°F):	70	80/67
EWT (°F):	35	73
Capacity (Btuh):	48275	64921
COP/EER:	3.58	17.54
Input (kW):	3.95	3.70

Bold/italic values have been manually overridden

Fresh Air
Cooler By Design

Loop Summary

Job:
Date: May 20, 2013
By:

King Energy Associates, LLC

514 Trumbull Highway, Lebanon, CT 06249 Phone: 860-420-7134 Email: Scot@KingEnergyAssociates-ct.com Web: www.kingenergyassociates-ct.com

Loop Name: **Default Loop**

For: Saint Clement's Castle - Marina, Tony Decaro - 860-930-7004
1931 Portland-Cobalt Road, Portland, CT 06480
Phone: 860-342-0593

Weather City:	Windsor Locks Bradley Field
Bin Data City:	Windsor Locks Bradley Field, CT, US
Earth Temp. City:	Syracuse

Winter Extreme Temperature:	-8	°F	Mean Earth Temperature:	50	°F
Summer Extreme Temperature:	97	°F	Annual Temperature Swing:	24	°F
Mean Air Temperature:	50	°F	Minimum Temperature Day:	38	

			Heating	Cooling
Manufacturer:	See equipment page	Load (Btuh):	124830	96933
Trade Name:	See equipment page	EAT (°F):	70	80/67
Model:	See equipment page	EWT (°F):	35	73
Indoor Coil:	See equipment page	Capacity (Btuh):	133757	171640
		COP/EER:	3.59	16.89
		Input (kW):	3.95	3.70

Loop Type:	Vertical 2 pipe			Coolant:	Propylene glycol
Configuration:	14	# of bores:	3	Concentration:	13 %
				Water Volume (gal):	368
				Coolant Volume (gal):	54
Soil Type:	Dense rock			Freezing Temp (°F):	25
Pipe:	PE SDR-11	1.50	in		

Heating	Design EWT (°F):	***35***	**Pipe Length (ft):**	**3898**
	Pipe Length (ft):	3898	**Bore hole depth, (ft):**	**650**
Cooling	Design EWT (°F):	87	**Flow (gpm):**	**41.00**
	Pipe Length (ft):	2394	**Minimum Head (ft H2O):**	**34**

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Loop Details Report

Job:
Date: May 20, 2013
By:

King Energy Associates, LLC

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Loop Name: **Default Loop**

For: Saint Clement's Castle - Marina, Tony Decaro - 860-930-7004
1931 Portland-Cobalt Road, Portland, CT 06480
Phone: 860-342-0593

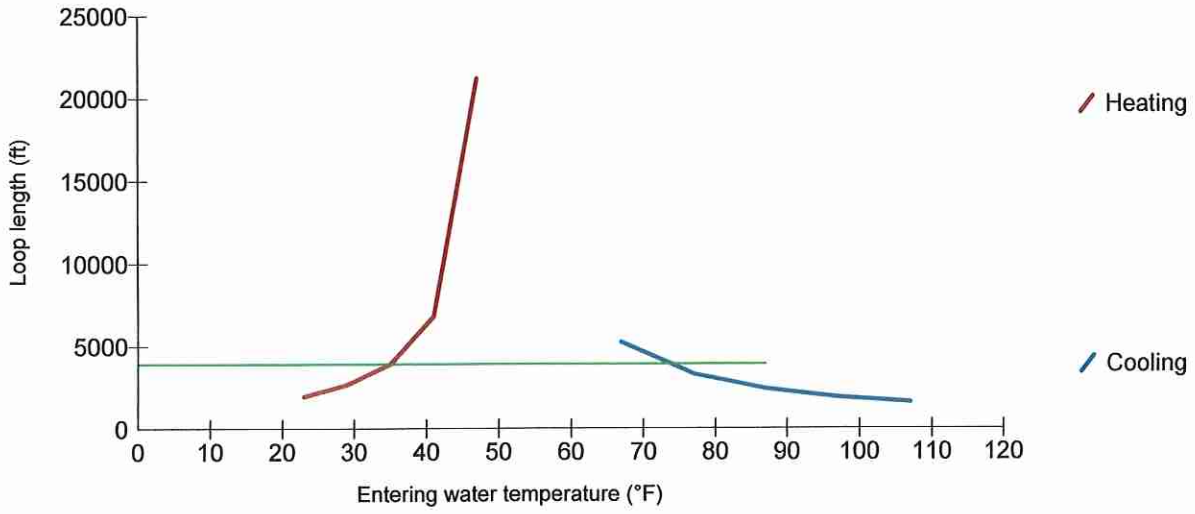
Pipe Length Details

Minimum Reynolds Number:	2500	
Reynolds Number:	14834	
Pipe Size:	1.50	in
Pipe ID:	1.55	in
Pipe Type:	PE SDR-11	
Pipe Thermal Resistance:	0.097	ft-°F/Btuh

Soil Type:	Dense rock	
Soil Diffusivity:	1.20	ft²/day
Soil Conductivity:	2.00	Btuh/ft-°F
Design Ground Low Temp.:	50	°F
Design Ground High Temp:	50	°F
Design Heating EWT:	***35***	°F
Design Cooling EWT:	87	°F
Soil Therm. Resistance:	0.405	ft-°F/Btuh

	Heating					Cooling				
	EWT (°F)	Length (ft)	Capacity (Btuh)	COP	Run Fraction	EWT (°F)	Length (ft)	Capacity (Btuh)	EER	Run Fraction
Design	***35***	3898	133757	3.59	0.51	87	2394	159326	13.87	0.31
Actual	35	3898	133757	3.59	0.51	73	3898	171640	16.89	0.29

EWT - Loop Length Graph



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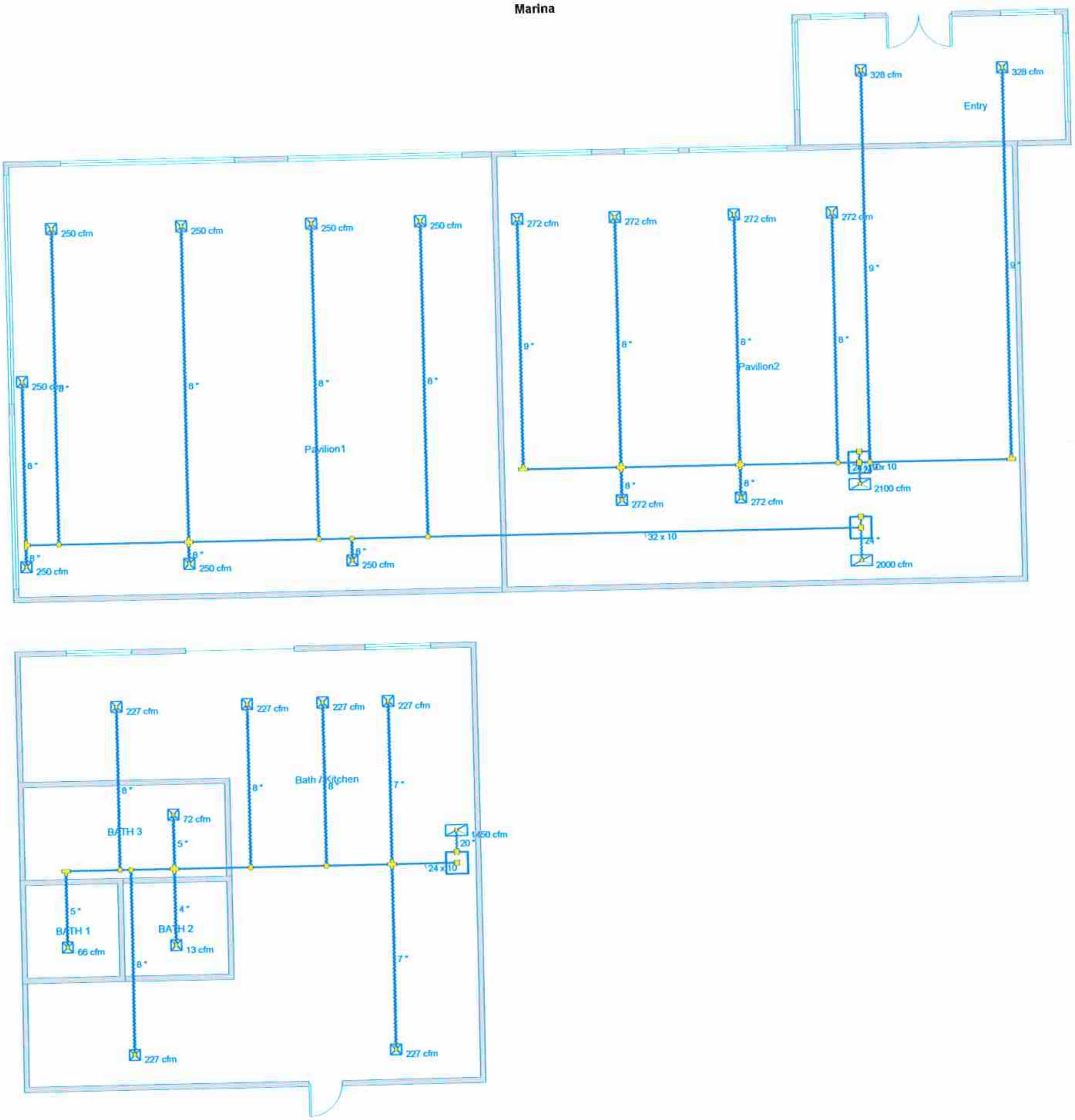
Marina



Job #:
Performed for:
Saint Clement's Castle - Marina
1931 Portland-Cobalt Road
Portland, CT 06480
Phone: 860-342-0593

King Energy Associates, LLC
514 Trumbull Highway
Lebanon, CT 06249
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Revolution® Series, HXT Models Multi-Positional Vertical Two-Stage Packaged Unit

REVOLUTION®

Energy Star® requirements, government regulations, and competition continues to drive the geothermal industry to provide higher efficiency levels and greater equipment reliability. Overall, this is good for the customer and the environment. These challenges, however, are difficult to meet in some parts of North America, where indoor air quality and/or airborne chemicals cause premature indoor air coil failure (both convention air conditioners/heat pumps and geothermal systems). The failure is normally traced back to formicary corrosion, which is a type of corrosion that occurs as airborne chemicals mix with the condensation on the coil to form certain acids that aggressively attack copper tubing.

Beginning Fall 2011, 2-4 ton HXT units will ship with a standard **all-aluminum, micro channel air coil** (5-6 ton spring 2012). This new technology provides a solution that can meet the efficiency and reliability requirements mentioned above. Compared to traditional copper tube/aluminum fin coil technology, the micro channel heat exchanger (MCHX) coil offers the following benefits:

- Single material construction (all aluminum vs. copper/aluminum), eliminating the corrosion potential caused by dissimilar metals
- Improved heat transfer and thermal performance, resulting in increased unit efficiencies and lower operating costs
- 40% less material than a standard tube-and-fin copper/aluminum coil, which saves on unit weight and is also fully recyclable
- Enhanced structural robustness (less chance of damaging a fin simply by changing the unit's filter)

Other Standard Features

- Appliance grade cabinet looks like no other geothermal heat pump on the market. The brushed stainless steel access panels with rounded corners will be a hit with consumers and are also near airtight, increasing indoor air quality.
- Quadruple compressor isolation (high density steel/foam layer, rubber grommets, and two layers of insulation) provides the best combination of sound/vibration absorption available, making Revolution one of the quietest geothermal heat pumps available today.
- Revolution cabinet design provides a foamed-in water-to-refrigerant coaxial heat exchanger that not only prevents condensation, potentially leading to premature failure, but also includes a sleeved opening for downflow configuration. This feature means higher reliability and less SKUs.
- Top-mount control box provides eye level access for easier wiring and service, and also allows the unit to be installed as left hand or right hand return.
- The best available warranty in the industry insures peace of mind. The ten-year standard warranty coupled with a lifetime cabinet, coaxial heat exchanger, and compressor warranty (to the original owner) is head and shoulders above any geothermal warranty on the market today.

Dimensional Data

Model	Dimensional Data with out Control Box			Dimensional Data with Control Box	Unit Weight
	Height	Width	Depth	Height	(lbs)
024	56.1	30.3	32.2	62.5	415
036	56.1	30.3	32.2	62.5	420
048	60.1	30.3	32.2	66.5	433
060	60.1	30.3	32.2	66.5	466
072	60.1	30.3	32.2	66.5	479

Notes:
All Desuperheater connections are 3/4" FPT.
All measurements are in inches.
Ground loop connections are 1" FPT.

Revolution Series, HXT Models
Vertical Multi-Position, 2-Stage, R-410A, ECM & Micro-Channel Units

1: Brand	2: Type	3: Stage	4, 5, 6: Unit Capacity	7: Revision	8: Voltage	9: Hot Water Configuration	10: Return Air Options	11: Discharge Air Options	12: Blower Options	13: Coax Options	14 & 15: Standard
H	X	T	048	C	1	1	M	M	1	C	SS

Brand:
H = Hydron Module

Type:
X = Revolution® Series

Stage:
T = Two Stage, R-410a

Unit Capacity (Nominal MBTUH):
024, 036, 048, 060, 072

Revision:
B = Current Revision (060-072 Models)
C = Current Revision (024-048 Models)

Voltage:
1 = 208/230V, 60Hz, 1Ph (Residential)

Hot Water Configuration:
0 = None
1 = Desuperheater w/Factory Installed Pump

Return Air Options:
M = Multi-Position

Discharge Air Options:
M = Multi-Position

Blower Options:
1 = ECM Motor

Coax Options:
C = Copper (Standard)
N = CuproNickel

Standard:
SS= Stock Standard

Rev.: 23 Sep. 2011E

Unit Features:

- 5 Sizes: 024, 036, 048, 060, 072
- NEW! All-Aluminum Micro-Channel Air Coil (024 - 048 Available Now, 060 - 072 Spring 2012)
- Multi-Position Cabinet (Left Return, Right Return, Upflow, Downflow Convertible)
- Copeland UltraTech® 2-Stage Scroll Compressor
- R-410a Zero-Ozone Depletion Refrigerant
- Factory supplied 1" thick filter rack and MERV 8 pleated throw away filter
- Composite, Anti-Microbial, Drain Pan
- Rugged Steel Cabinet with Stainless Steel Front Access Panels
- Remote Mounted Controls
- ECM Blower Motor
- Desuperheater with Internal Pump
- Optional CuproNickel Coax
- Standard 10-10-10 Warranty

Unit Performance (Two-Stage)

Ground Loop Heat Pump

Model	Capacity	Heating		Cooling	
		Btu/hr	COP	Btu/hr	EER
HXT024C	Full Load	19,700	4.7	27,500	21.9
	Part Load	16,400	5.0	21,200	29.8
HXT036C	Full Load	28,600	4.4	39,300	19.8
	Part Load	22,600	4.9	29,600	28.7
HXT048C	Full Load	39,500	4.2	49,900	18.5
	Part Load	31,200	4.8	38,800	26.6
HXT060B	Full Load	47,400	3.9	60,100	17.1
	Part Load	37,300	4.4	47,200	24.0
HXT072B	Full Load	57,000	3.7	65,400	15.0
	Part Load	47,100	4.2	54,500	20.7

Notes:
Rated in accordance with ISO Standard 13256-1, which includes pump penalties.
Heating capacities based on 68.0°F DB, 59.0°F WB entering air temperature.
Cooling capacities based on 80.6°F DB, 66.2°F WB entering air temperature.
Entering water temperatures Full Load: 32°F heating / 77°F cooling.
Entering water temperatures Part Load: 41°F heating / 68°F cooling.

Revolution Series, HWT Models, Two-Stage Water-to-Water Units

REVOLUTION®

Hydron Module offers the most complete line of Water-to-Water units of any manufacturer. Perfect for radiant floor, snow-melt and many more applications.

Unit Features:

- 6 Sizes: 036, 048, 060, 092, 120, 144 (models 092-144 have two compressors)
- Optional matched hydronic air handler or "A" coil
- Digital controls with fault retry, service fault LED's and remote fault indication
- Copper coaxial water heat exchanger
- Brushed stainless front/rear access panels
- Access panels on all four sides
- High efficiency Copeland single stage or UltraTech two-stage scroll compressor
- Desuperheater standard
- Radiant floor ready
- 10/10/10/10 standard warranty
- ***Lifetime*** limited warranty on the compressor, water-to-refrigerant heat exchanger and cabinet

Unit Performance:
Single & Dual Compressor Units

Ground Loop Heat Pump

Water-to-Water Models Single Compressor					
Model	Capacity	Ground Loop Heat Pump			
		Cooling		Heating	
		BTUH	EER	BTUH	COP
036B	Part Load	30,700	19.5	28,700	3.1
	Full Load	40,100	15.6	36,700	3.1
048B	Part Load	39,100	19.5	35,500	3.1
	Full Load	50,900	15.6	45,800	3.1
060B	Part Load	47,500	18.8	45,300	3.2
	Full Load	60,100	15.3	54,100	3.1
Water-to-Water Models Dual Compressor					
092A	Part Load	76,700	18.6	74,900	3.1
	Full Load	99,700	14.9	92,900	3.0
120A	Nominal	111,700	15.3	102,800	3.0
144A	Nominal	128,000	14.7	122,800	2.6

Notes:
Rated in accordance with ISO Standard 13256-2 which includes pump penalties.
Heating capacities based on 32°F EST & 104°F ELT.
Cooling capacities based on 77°F EST & 53.6°F ELT.
Entering load temperature over 120°F heating and under 45°F Cooling is not permissible.
Floor heating is most generally designed for 85°F entering load temperature.

Dimensional Data

Single Compressor Units								
Model	Dimensional Data			Ground Loop		Load Loop		Weight
	Height	Width	Depth	IN	OUT	IN	OUT	
HWT036B	24	26	34	1"	1"	1"	1"	280
HWT048B	24	26	34	1"	1"	1"	1"	300
HWT060B	24	26	36	1"	1"	1"	1"	350
Dual Compressor Units								
Model	Dimensional Data			Ground Loop		Load Loop		Weight
	Height	Width	Depth	IN*	OUT	IN*	OUT	
HWT092A	24	30	48	1"	1.25"	1"	1.25"	550
HWT120A	24	30	48	1"	1.5"	1"	1.5"	670
HWT144A	24	30	48	1"	1.5"	1"	1.5"	670

Notes:
All measurements are in inches. Weight is in pounds.
There are two IN connections, but only one OUT connection.

Notice:
Model 144 is outside the scope of the ENERGY STAR program.
Models 092, and 120 will not meet ENERGY STAR Tier 3 ratings on January 1, 2012.

Revolution Series, HWT Models
R-410A, Two-Stage, Water-to-Water Units

1: Brand	2: Type	3: Stage	4, 5, 6: Unit Capacity	7: Revision	8: Voltage	9: Hot Water Configuration	10: Return Air Options	11: Discharge Air Options	12: Blower Options	13: Coax Options	14 & 15: Standard
H	W	T	048	B	1	1	A	A	A	C	SS

Brand:
H = Hydron Module

Type:
W = Water-to-Water

Stage:
T = Two Stage, R-410a

Unit Capacity (Nominal MBTUH):
036, 048, 060, 092, 120, 144

Revision:
A = Current Revision (092-144 Models)
B = Current Revision (036-060 Models)

Voltage:
1 = 208/230V, 60Hz, 1Ph (Residential)

Hot Water Configuration:
0 = None
1 = Desuperheater w/Factory Installed Pump

Return Air Options:
A = N/A

Discharge Air Options:
A = N/A

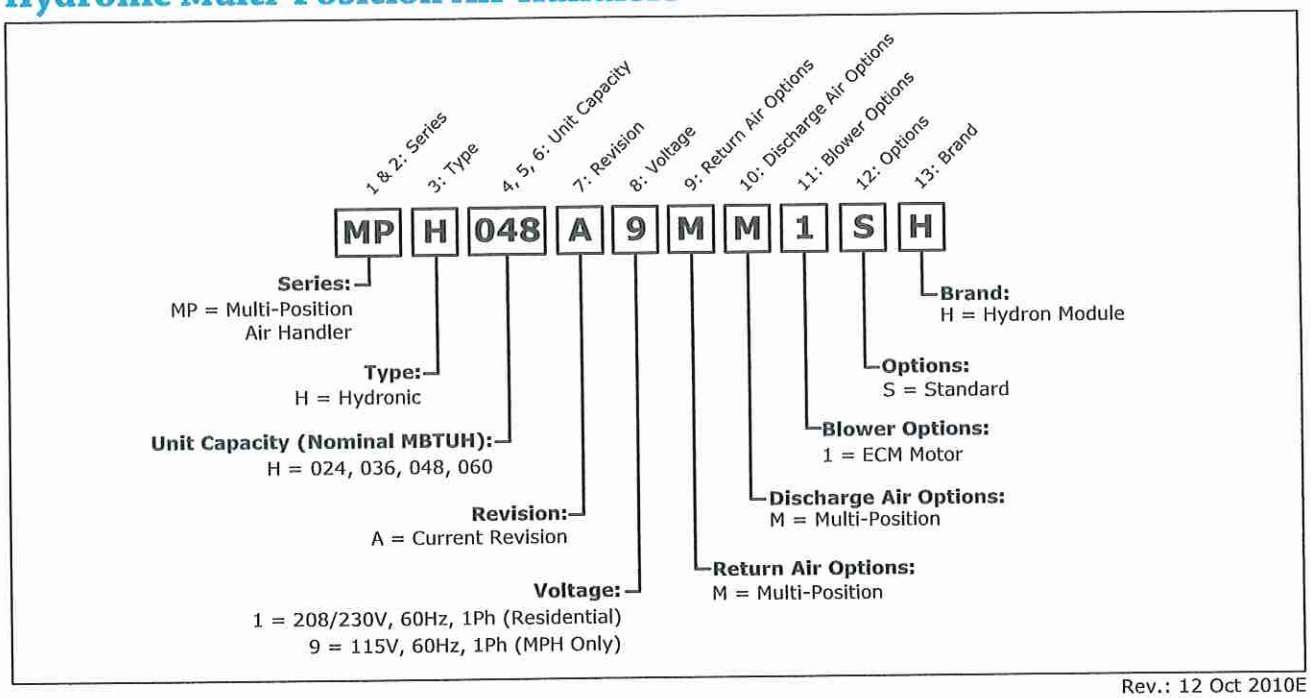
Blower Options:
A = N/A

Coax Options:
C = Copper (Standard)
N = CuproNickel

Standard:
SS= Stock Standard (Charcoal Powder Coat with Stainless Access Panel)

Rev.: 16 Dec. 2011E

MPH Series
Hydronic Multi-Position Air Handlers



Rev.: 12 Oct 2010E

Unit Features:

- Multi-position air pattern
  - Ships in upflow configuration
  - Field convertible to downflow and horizontal configuration
- Variable speed GE® ECM fan motor
- Single coil for both chilled water and hot water
- Designed for 100°F to 120°F water in heating operation
- Optimized for use with Hydron Module water-to-water heat pumps
- Corrosion-proof plastic drain pan with primary and secondary drain connections
- Oversized copper tube/aluminum fin "A" coil for maximum efficiency
- Copper sweat water connections
- Narrow width for small closet installations
- Slide-out blower assembly
- Standard 10-year parts warranty and 10-year labor allowance*
- Optional buy-down to 5-year parts/5-year coil warranty and 5 year labor allowance*
- Optional downflow kit
- Optional filter rack with standard size 1" filters

** 90 day DOA labor allowance plus Dealer covers labor for one year*

STATE OF CONNECTICUT ✦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

RICHARD J KING
514 TRUMBULL HIGHWAY
LEBANON, CT 06249

has been certified by the Department of Consumer Protection as a licensed

LIMITED SHEET METAL CONTRACTOR

License #SHM.0002813-SM1

Effective: 09/01/2013
Expiration: 08/31/2014

William M. Rubenstein, Commissioner