

EASTON RACQUET CLUB

STATEMENT OF USE

February 15, 2021

Zone: RB

Permitted Use:

As stated in the Easton Zoning Regulations, Section 8440, the following conditions and standards have been met.

1. Zoning Purposes

The proposed lighting upgrades and the additional paddle ball courts and the four bay pickleball court are consistent with the zoning regulations.

2. Environmental Protection and Conservation

The proposed construction will not impair the existing wetlands. Additional trees are to be planted as part of the application to provide screening for abutting neighbors.

3. Overall Compatibility

The existing site facilities of six tennis courts and two paddle board courts will be enhanced for the convenience of the club membership and community with the additional courts and improved energy conservation lighting.

4. Suitable Location For Use

Due to the extensive wetlands on the site and taking into consideration the desire and goals of the Town to preserve such wetlands, the proposed development is restricted to upland areas as shown on plans prepared by DYMAR.

5. Appropriate Improvements

The proposed additional courts and improved lighting are appropriate extensions of the current use for the site, as these courts were granted a special permit back in 2006, but were not built due to costs.

6. Suitable Transportation Condition

There are 34 parking spaces on-site with no additional parking spaces to be constructed for the application. The club is not increasing its membership.

7. Adequate Public Utilities and Service

The site contains a private septic system.

Water is provided to the site by private well.

Electrical service is provided by public utility.

Telephone service is provided by public utility.

Cable television service is provided by private satellite or public utility.

All utilities to be constructed underground.

Propane Gas is used throughout the site for heating.

On-site drainage will be collected in existing catch basins and discharged at various locations on-site. No retention is recommended. Drainage, sediment and erosion control pans and staging of construction as shown on plans prepared by DYMAR.

Refuse disposal is by private vendor.

All site lighting will be improved with energy efficient LED fixtures.

8. Long Term Viability

Maintenance of the site improvements will be absorbed into the regular schedule of site maintenance.

9. Nuisance Avoidance

Operations in connection with the special permit require disclosure and methods to be established for compliance.

Noise: Nominal occurrences of noise to be emitted during construction; club noise from club membership to remain as is during hours of operation

Fumes: Not to be emitted.

Vibration: blasting for rock removal is not anticipated, thus vibrations due to blasting is not possible.

Waste: No waste shall be discharged into any river, stream or storm drain.

Danger: Nothing to be stored or manufactured except in accordance with applicable codes and regulations of the Town of Easton and State of Connecticut. No material will be dangerous due to explosion, extreme fire hazard or radioactivity. Any toxic or hazardous substance used and stored at the site will be in accordance with applicable codes and regulations of the Town of Easton and State of Connecticut.

No toxic or hazardous materials to be used, processed or stored on-site in connection for the proposed use.

10. Plan of conservation and Development


In keeping with the POCD, no additional development is proposed beyond the property boundaries or in the existing wetlands in order to maintain natural resources of the site.

11. Mitigation

Site improvements in the area of the new pickleball court will be enhanced for visual screening with proposed additional tree plantings.

APPLICANT

By:



Keith Rudolph
For Easton Racquet Club, Inc.

Dated: 4/2/21