

East Hampton Planning and Zoning Commission
Regular Meeting
May 6, 2009
Town Hall Meeting Room

Unapproved Minutes

1. **Call to Order and Seating of Alternates:** Chairman Zatorski called the meeting to order at 7:02 p.m.

Present: Chairman Ray Zatorski, Members Peter Aarrestad, Richard Gosselin, Roy Gauthier, Mark Philhower, James Sennett, Alternate Members Michael Brogan, and Darin Hurne were present. Planning, Zoning and Building Administrator, James Carey, was also present.

Absent: Vice-Chairman Rowland Rux Member was absent.

The Chairman seated Darin Hurne as a voting member at this time.

2. **Approval of Minutes:**
 - A. **April 1, 2009 Regular Meeting.**

Mr. Philhower moved, and Mr. Gosselin seconded, to approve the minutes of the April 1, 2009 regular meeting. The motion carried unanimously.

3. **Communications, Liaison Reports, and Public Comments:**

Communications: Mr. Carey reported that The Middlesex Land Trust has requested membership support and the letter has been distributed with the packets for this meeting. The Town will also be requested to support the Trust.

Mr. Carey pointed out an article he has distributed regarding age-restricted housing to be read at the Commissioner's leisure.

Mr. Carey reported that the Incentive Housing Grant is ongoing. He will be touching base with Planimetrics in the coming week and will report on it fully at the next meeting.

Liaison Reports: Mr. Sennett reported on the recent meeting of the ZBA. Mr. Sennett also reported that the ZBA has requested that the Town consider amending the regulation limiting assessor buildings to less than 1/3 the size of the main building. These minutes may be viewed online and in the Town Clerk's Office.

Mr. Gauthier reported that he had attended the recent meeting of the EDC. During that meeting they discussed the Chatham Medical Office site plan modification application and the difficulties area businesses are having in these difficult economic times. They have also discussed the idea of a weekly farmers market in the Village Center through the fall to help generate traffic. These minutes may be viewed online and in the Town Clerk's Office.

Mr. Philhower reported on Midstate Regional Planning. They met twice during the month of April. The first meeting was on the 7th and they reviewed several applications from different towns. A significant project for Middletown Community

Health Care was reviewed. This is part of a \$10,000,000 stimulus package on Main Street. Of interest to East Hampton is a \$2.1 million stimulus package for shovel-ready transportation projects, more specifically for pavement maintenance on municipal arterial roads. East Hampton has been awarded \$235,736. The Town Manager was at the meeting and promptly presented them with a package of shovel-ready projects. At the following meeting on April 28th these projects were approved, totaling another \$700,000 worth of shovel-ready projects.

Mr. Aarrestad reported that there was a meeting of the Water Development Task Force on April 17th. Those minutes may be viewed on line and in the Town Clerk's Office. On April 24th there was a steering committee meeting for the Salmon River Watershed Partnership. Planners from the Horsely Whitten Group gave a preliminary update on their findings. They have found good things happening in the various towns.

Public Comments: The Chairman opened the meeting to the public for comments at this time.

Mary Ann Dostaler, 56 William Drive, discussed the Lake Pocotopaug Commission's Lake Clean-Up Day. It was tremendously successful with over 60 volunteers to clean up trash. She suggested that the Commission look to creating regulations that would aid in enforcement of dumping laws.

4. Set Public Hearing for June 3, 2009:

A. Application of Christopher Jordan, Gregory Jordan & Jean-Marie Lapiene, Jordan Family Subdivision, for a 3-Lot Subdivision – Map 18/Block 44/Lot 10-1: *Mr. Aarrestad moved, and Mr. Philhower seconded, to set a public hearing on June 3, 2009 for the application of Christopher Jordan, Gregory Jordan & Jean-Marie Lapiene, Jordan Family Subdivision, for a 3-Lot Subdivision, Map 18/Block 44/Lot 10-1. The motion carried unanimously.*

5. Old Business:

A. Discussion - POCD: Mr. Carey discussed the newly reconstituted POCD Subcommittee. He reported that the Town Manager has forwarded the Implementation Table to Keith Hayden, Public Works Director, Kerry Nielson, Director of Community and Environmental Planning, himself with a request that they review all the required tasks and update the table regarding the status of each item. This information will be forwarded to the Subcommittee as it becomes available.

6. Read Legal Notice: None.

7. Public Hearing for May 6, 2009: None

8. New Business:

A. Release of E&S and Landscaping Bonds for Forest Glen Drive, Barton Hills Estate: Mr. Carey reported that he is in receipt of a request from the developer to release these bonds. The project has been complete for over one year. The project has been inspected. Mr. Carey recommended release of these bonds.

Mr. Philhower moved, and Mr. Gosselin seconded, to release the E&S and Landscaping Bonds for Forest Glen Drive, Barton Hills Estates. The motion carried unanimously.

- B. Application of Tunji Somma, Chatham Medical Offices, for a Commercial Site Plan Modification – Map 32/Block 71/Lot 1-1:** Frank Magnotta, Professional Engineer, was present to discuss the application. He distributed updated plans pursuant to comments made by CLA Engineers. He explained the application is for a 4500 sq. ft. addition to the existing medical offices of Chatham Medical Offices which will require a total of 60 parking spaces, as is proposed. The sewer will be in place and active by July 1st and the existing septic system will be abandoned and removed. The facility will be hooked up to the new sewer line.

An extensive underground gallery system has been designed to accommodate the runoff from the increase of impervious surface. This design will accommodate anything less than a 100-year storm event. There is an oil particle separator placed just after the catch basin in the drainage system to remove oil and sediment prior to discharge to the galley system. There will be 15' of evergreen buffering on the sides of the property adjacent to residential property. This parcel is not in the lake watershed. There is a request for a waiver of the 10' x 20' parking space requirement. The applicant would like to have 9' x 18' parking spaces, which is the current industry trend.

Mr. Carey reported that he has been in contact with Tom Cummings, CLA Engineers. Mr. Carey read the letter from Mr. Cummings into the record. The letter included 11 comments. The revised plans received at this meeting include all the comments made by CLA. Mr. Carey also reported that the applicant intends to make this building as energy efficient as possible, including solar and geothermal heat.

Mr. Magnotta explained that the project would be phased in order to prevent interruption of traffic, parking, and patient flow to the existing medical practice. The proposed total maximum lot coverage is 42.2%, which includes all impervious surfaces.

Tunji Somma, applicant, introduced himself and his architect, Fred Price. He explained that the building design would be forthcoming upon approval of the site plan modification. The design will match the existing architecture with the exception of some of the energy features being incorporated.

Mr. Magnotta described the lighting plan as is presented in the plans submitted to date.

Mr. Philhower moved, and Mr. Gosselin seconded, to approve the application of Tunji Somma, Chatham Medical Offices, for a Commercial Site Plan Modification, Map 32/Block 71/Lot 1-1, with the following conditions:

- *All comments from town staff and town engineer be met and included on the plans prior to the start of construction;*
- *Sewer connection to be in place prior to the start of addition;*

- *All erosion and sedimentation controls be in place prior to the start of construction with a \$1,000 E&S bond;*
- *No structure to be constructed without review and approval by the Planning and Zoning Commission;*
- *Town staff to be notified prior to commencement of construction; and*
- *Inspection of the site by town staff post construction.*

This approval is granted for the reason that the proposed project meets East Hampton Planning and Zoning Regulations with the exception of the parking space size. The motion carried unanimously.

Mr. Philhower moved, and Mr. Gosselin seconded, to grant a waiver, as requested in the application of Tunji Somma, Chatham Medical Offices, for a Commercial Site Plan Modification, Map 32/Block 71/Lot 1-1, of Zoning Regulation, Section 21.3, Parking Space Dimensions, which requires a 10' x 20' space and allow 9' x 18' parking spaces. The motion carried unanimously.

9. **Adjournment:** *Mr. Gauthier moved to adjourn the meeting. Mr. Hurne seconded the motion. The motion carried unanimously.*

The meeting adjourned at 8:02 p.m.

Respectfully submitted,

Daphne C. Schaub
Recording Secretary