

East Hampton Planning and Zoning Commission
Special Meeting/Workshop
January 6, 2010
East Hampton Town Hall Meeting Room

Unapproved Minutes

1. **Call to Order:** Chairman Zatorski called the meeting to order at 6:03 p.m.

Present: Chairman Ray Zatorski, Vice-Chairman Rowland Rux, Members Peter Aarrestad, Roy Gauthier, Richard Gosselin, Mark Philhower, James Sennett, Alternate Members Darin Hurne, Kevin Kuhr, and Planning, Zoning & Building Administrator, James Carey, were present.

Absent: Alternate Member Michael Brogan was absent.

No alternates were seated at this time.

2. **Discussion – Village Center/Incentive Housing Project:** The Chairman explained that the intention of this Special Meeting/Workshop is to continue the ongoing discussion regarding the Village Center/Incentive Housing Zone Study. Glenn Chalder of Planimetrics and Catherine Johnson their architect were present to further discuss the needs of the Village Center. Please refer to the Minutes of the October 7, 2009 and December 2, 2009 for additional information.

Glenn Chalder, Planimetrics, introduced Catherine Johnson, Architect and Town Planner. He discussed the IHZ study and explained that they would like to visualize different ways the development could be orchestrated in the Village Center. They have prepared a Visual Preference Survey for those present at the meeting to complete. The exercise will provide necessary information about expectations for the future of the Village Center. The goal for tonight's meeting is to collect information and feedback regarding the results of the study thus far.

Catherine Johnson, Architect and Town Planner, explained the survey she has prepared and asked those present to participate. The meeting was paused from 6:10 until 6:25 p.m. for the survey to be conducted.

When the meeting resumed Ms. Johnson discussed how the survey would be tabulated and prepared for presentation to the Commission. She then proceeded with a presentation to the Commission on the principles that will make for a successful village center. They discussed how many of these principles are already functioning well in our Village Center and ways it can be improved.

Ms. Johnson explained that the State of Connecticut will be incentivizing towns to follow smart growth principles. The target date for this is July 2010. Several of the Smart Growth Principles can be put to use in the Village Center. They include:

1. Strengthen and direct development toward existing communities;
2. Foster distinctive, attractive communities with a strong sense of place;
3. Create walkable neighborhoods;
4. Mixed land use; and
5. Create a range of housing opportunities and choices.

These principles will be used in developing the master plan for the Village Center. The goal is to determine the building types desirable in the Village Center and the range of density for the area.

Ms. Johnson further explained that her goals for the Village Center would include accessing more land, creating a walkable neighborhood, and providing more circulation and opportunities in the Village. She then demonstrated how a grid could be created in the area creating additional roads which would enable better circulation and parking. The periphery of the area will be available for development as well.

The Commissioners discussed the existing road network, the Town Green located in front of the Congregational Church, increasing the density, increasing the demand for business, creating a destination in the Village Center, and parking.

Mr. Chalder discussed the different concepts being developed at this point. The Visual Preference Survey will give a sense of the appearance desired. The connectivity of roads will provide an opportunity for further development in the Village Center. The concept of bringing the buildings to the road will enforce and strengthen the streetscape.

The Commission agreed to another workshop in February.

3. **Adjournment:** *The Chairman adjourned the Special Meeting/Workshop at 7:02.*

The meeting adjourned at 7:02 p.m.

Respectfully submitted,

Daphne C. Schaub
Recording Secretary