

East Hampton Planning and Zoning Commission
Regular Meeting
January 6, 2010
Town Hall Meeting Room

Unapproved Minutes

1. **Call to Order and Seating of Alternates:** Chairman Zatorski called the meeting to order at 7:03 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 Alternate Members were seated at this time.

The Chairman recessed the meeting at this time to allow the participants of the previous meeting to exit the room.

The Chairman reconvened the meeting at 7:08 p.m.

2. **Approval of Minutes:**

A. **December 2, 2009 Special Meeting/Workshop Minutes; and**

B. **December 2, 2009 Regular Meeting Minutes:**

Mr. Philhower moved, and Mr. Rux seconded, to approve the minutes of the December 2, 2009 special meeting/workshop and the December 2, 2009 regular meeting as written. The motion carried unanimously.

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

Communications: Mr. Carey provided the Commissioners with the timeline for activity on the Hampton Woods application as recommended by Attorney D'Aquila. He distributed a table prepared by Mr. Sennett on Pavement Width Requirement of Towns Bordering East Hampton. At the request of Keith Hayden, Public Works Director, Mr. Carey advised the Commission that the Town has applied to DEP, Dam Safety, to expedite repair work on the spillway at Cranberry Bog. He also advised the Commission that the Town has been offered a piece of property on the corner of Old Middletown Road and O'Neill Lane, known as O'Neill Camp. This land is not developable but it may serve the Town well in providing an area for stormwater treatment and other possibilities. The Town Manager and the Director of Public Works are both in agreement with this assessment. Next month this Commission will be asked to conduct an 8-24 Review on this property and report its findings to the Town Council. Finally, this Thursday at 7 p.m. there will be a meeting in the Town Hall Meeting Room to discuss a possible aeration system for the Lake.

Liaison Reports:

Mr. Aarrestad reported that the Salmon River Watershed Partnership Summit was very well attended on December 5th. East Hampton had by far the greatest participation which may be helpful as the next phase moves forward. He told the

Commissioners to expect revisions to the report and appendix distributed prior to the Summit. Mr. Aarrestad explained that the pavement width requirement for towns in the Salmon River Watershed would also be addressed in the report. Finally, the announcement regarding the award of the grant for two towns in the Salmon River Watershed may be made sometime next week.

Mr. Sennett discussed road frontage requirements of area towns and will provide additional information to aid in the use of the table.

Public Comments: The Chairman opened the meeting to the public for comments. There were no comments made by the public at this time.

4. **Election of Officers:** The Chairman explained that at this time the officers for the coming year would be elected.

Mr. Philhower nominated Ray Zatorski for Chairman. Mr. Rux seconded the nomination.

Mr. Rux motioned, and Mr. Philhower seconded, to close the nominations for Chairman. Motion carried unanimously.

The Chairman called the vote to elect a Chairman for the coming year. The vote was unanimous to elect Ray Zatorski Chairman for the coming year.

Mr. Rux nominated Mark Philhower for Vice-Chairman. Mr. Gosselin seconded the nomination.

Mr. Gosselin moved, and Mr. Philhower seconded, to close the nominations for Vice-Chairman. Motion carried unanimously.

The Chairman called the vote to elect a Vice-Chairman for the coming year. The vote was unanimous to elect Mark Philhower Vice-Chairman for the coming year.

5. **Acceptance of the PZC 2010 Calendar:** *Mr. Gauthier moved to accept, and Mr. Rux seconded, the Planning & Zoning Commission 2010 Calendar. The motion carried unanimously. (Attachment 1)*

6. **Read Legal Notice:** None.

7. **Set Public Hearing(s) for February 3, 2010:**

A. Application of Manafort Family LLC, 19 & 23 Lake Drive, Anthony Cove, for Residential Site Plan Review, Special Permit for Change in Use, and Lake Pocotopaug Protection Area.

The Chairman asked the Commissioners to stop into the Planning & Zoning Office to pick up the plans for this application and review the proposal before the public hearing.

Mr. Philhower moved, and Mr. Rux seconded, to schedule a public hearing for the February 3, 2010 for the Application of Manafort Family LLC, 19 & 23 Lake Drive, Anthony Cove, for Residential Site Plan Review, Special Permit for Change in Use, and Lake Pocotopaug Protection Area. The motion carried unanimously.

8. **Public Hearing for January 6, 2010:** None.

9. **New Business:**

A. **Application of Scott Minor**, 21 Skinner Street, Commercial Site Plan Review, for Outside Boat Storage: Mr. Carey explained that the applicant would like permission to store 12 boats during the winter months at the location of his fuel oil delivery business on Skinner Street. There will be no construction, no fencing, no paving, no disturbance of the property other than parking boats adjacent to the building. This is an acceptable activity in the Industrial Zone.

Scott Miner, 21 Skinner Street, was present to discuss the application with the Commission. He will not be winterizing or un-winterizing the boats. That will be done at another site. There will be six boats in the rear of the lot, 18' from the brook, two boats in the front, and four on the left side. There will be no fencing.

Mr. Philhower moved to approve the Application of Scott Minor, 21 Skinner Street, Commercial Site Plan Review, for Outside Boat Storage with a maximum of 12 boats. Mr. Sennett seconded the motion. The motion carried unanimously.

B. **Preliminary Discussion - Johann Pardi & Brian Riley**, 49 Smith Street, Zone Change R2 to R1: Mr. Carey explained that the property owner approached him regarding changing the zoning for the lot known as 49 Smith Street from R2 to R1. This change would allow them to apply to the ZBA for variances which would enable her to subdivide the lot and sell off one of the remaining lots. The Commission discussed the vicinity of the lot to familiarize themselves with the request. The Commission discussed the potential for placing a deed restriction on the parcels to include these in the Town's affordable housing inventory. The owner will be in contact with Mr. Carey to further research their options.

C. **Report - POCD Subcommittee:** Chairman Zatorski reported that the POCD Subcommittee, Messrs. Gosselin, Sennett, and Zatorski, did meet and prepared a report card on the POCD and a proposed list of priorities for the next round of revisions.

Mr. Gosselin discussed and reviewed the Report Card with the Commissioners. He indicated that the Subcommittee is pleased with the results from this process. The Commissioners were asked to review the Report Card and be prepared to discuss it at the next regularly scheduled meeting.

Mr. Zatorski asked that the Commission also review carefully the Proposed Task Priorities for 2010 and be prepared to discuss at the next meeting as well.

Mr. Aarrestad pointed out that many of the areas to be addressed are also areas of interest to the Salmon River Watershed and this will be a good opportunity to review for that purpose as well.

The Commission discussed the progress of other groups in Town in maintaining and updating the POCD. They further discussed their desire for yearly updates and revisions to the POCD.

Mr. Carey also discussed the Town's GIS site available on both the Home page of the Town's website and also from the Assessor's page. If you are interested in training please contact the office. The time when having GIS available for

meetings is not far off. Standards for digital submission of plans have been forwarded to the Town Clerk for approval. This will enable the Commission to view electronic versions of plans both at home and in meetings.

10. Old Business: None.

11. Adjournment: *Mr. Philhower moved to adjourn the meeting. Mr. Rux seconded the motion. The motion carried unanimously.*

The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Daphne C. Schaub
Recording Secretary