

**East Hampton Planning and Zoning Commission
Regular Meeting
October 3, 2012
Town Hall Meeting Room**

Unapproved Minutes

- 1. Call to Order and Seating of Alternates:** Chairman Philhower called the meeting to order at 7:00 p.m.

Present: Chairman Mark Philhower, Vice-Chairman Ray Zatorski, Members Peter Aarrestad, Roy Gauthier, Richard Gosselin, James Sennett, Alternate Members Paul Hoffman, Meg Wright and Planning, Zoning & Building Administrator James Carey were present.

Absent: Member Rowland Rux and Alternate Member Scott Sanicki were not present.

The Chairman seated Ms. Wright.

- 2. Approval of Minutes:**

A. September 5, 2012 Regular Meeting:

Mr. Aarrestad requested that the Commission's advice to Mr. Lockwood during Public Comments of September's meeting that he bring his concerns to the WPCA be added to those minutes.

Mr. Aarrestad moved to approve the Minutes of the September 5, 2012 meeting as amended.

Mr. Zatorski seconded the motion to approve the September 5, 2012 Minutes with the amendment made by Mr. Aarrestad. The motion carried unanimously.

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

Communications:

Mr. Carey reported that the Town Manager sent a letter to the Office of Policy and Management requesting the amendments to the State Conservation and Development Plan Priority Development and Priority Conservation Maps as supported by this Commission and the East Hampton Town Council. (Attachment 1)

He also responded to the Chairman's request for the Town Attorney's opinion on reseating a member after a period of time in which that member was not present for the meeting. Attorney D'Aquila opined that the Chairman may reseat a member during a public hearing when the member has had an opportunity to listen to the recordings of that portion missed and announces at the next meeting that they have done so. In the case of a member momentarily excusing themselves from a meeting and returning shortly it would be appropriate to keep the Alternate Member seated until after the vote on the topic at hand.

Mr. Carey further reported that he and the Town Manager attended a meeting with the Salmon River Watershed Partnership. During the meeting they discussed actions and future activities. Going forward the Town Manager will assist in keeping the Town Council involved. The Partnership seems to be moving forward and making progress with the transition at hand. They are planning another public meeting later this winter or next spring.

Finally, the Salmon River Watershed Partnership will be holding training session to prepare volunteers for collecting and identifying stream organisms that are good indicators of water quality and stream health on Saturday, October 20, 2012 at the Colchester Fire Station, 52 Old Hartford Road from 9am to 2pm.

Liaison Reports:

Mr. Zatorski reported that the IWWA met on September 26th. There is nothing relevant to this Commission at this time. The Minutes of this meeting are available for viewing in the Town Clerk's Office and online.

Mr. Sennett reported that the ZBA did not meet in September.

Ms. Wright reported that the Conservation-Lake Commission met on September 13, 2012. At this meeting the Commission reported that the clarity of the Lake water is back to the level of clarity of the 1990s. The Commission has \$13,192.50 remaining in their budget. That is earmarked for spending before June 30, 2013. The Commission reviewed a project for a 3-season porch to be constructed on Emerson Road. The lake mascot was presented to the Commission. It is a duck who will be known as Officer Bill. He will have a partner, Princess Pocotopaug, to assist him in his duties. The Commission is developing signage for the Airline Trail. There will be three signs, one at the viaduct, one at the new bridge, and one at Cranberry Bog. There will also be a number of smaller signs that will be seasonal. The Minutes of this meeting are available for viewing in the Town Clerk's Office and online.

Mr. Gauthier reported that he was unable to attend the EDC meeting in September. He requested that another member of the Commission act as the EDC liaison for the Commission as he is acting on the East Hampton High School Building Committee. Mr. Gauthier is busy with the weekly meetings of that group. The Minutes of this meeting are available for viewing in the Town Clerk's Office and online.

Mr. Gosselin volunteered to pick up that task for the Commission. They meet on the third Tuesday of the month in the Town Hall Meeting Room at 6:30. Staff will be notified of this change.

Mr. Gauthier reported the East Hampton High School Building Committee has requested \$200,000 from the Board of Finance to hire an architect, environmental consultant, project manager, and construction manager. This will be necessary to have a referendum in February or March. The Finance Committee must request these funds be approved by the Town Council. This will also require a Town Meeting for approval of an expenditure of that size. Mr. Gauthier also reported that a letter in the Rivereast News Bulletin was not from the Building Committee and contained misinformation. Prior to the referendum the Building Committee will publish the accurate information for the purposes of going to referendum. The Committee will spend \$200,080 to hire the professionals necessary and publish appropriately prior to the referendum. Mr. Gauthier explained that the problem for the high school in maintaining its accreditation is, and has been, the condition of the science wing which was built in 1965.

Mr. Philhower reported that Midstate Regional Planning Agency has not met and he has not been made aware of any progress in the transition from Midstate to Estuary.

Public Comments:

The Chairman opened the meeting up to the public at this time. There was no one present to make any comments.

4. Set Public Hearing for November 7, 2012(s):

A. Application of John Cooper, 2 South Main Street, for a 2-lot Residential Subdivision – Map 07A/B 55/L 24: *Mr. Zatorski moved, and Mr. Sennett seconded, to schedule the application of John Cooper, 2 South Main Street, for a 2-lot Residential Subdivision, Map 07A/Block 55/Lot 24 for a public hearing at the November 7, 2012 regular meeting of the Planning & Zoning Commission. The motion carried unanimously.*

5. Read Legal Notice: None.

6. Public Hearing for October 3, 2012:

A. Application of MazzCor, LLC, MazzCor Subdivision Phase 1, 105 Colchester Avenue, for a 4-Lot Subdivision - Map 27/Block 87A/Lot 12:

Mr. Carey reported that the applicant has requested formally and in writing to withdraw this application due to failure of the applicant to properly notice the public hearing. The applicant has also requested that the Commission consider waiving future application fees. The Commission discussed the request to waive the fees and indicated that they would consider the request at such time as the applicant brings forward a new, complete, application.

7. New Business: Mr. Carey explained that he is preparing to bring forward draft revisions to the Regulations. His primary focus will be the definitions and specific language that has proven to be problematic. The Commission should consider working on the revisions over a period of time with an approval of the overall revisions at one time so that there is a onetime effective date of the new Regulations.

Mr. Carey also reported that 13 Summit Street continues to be in a preliminary mode. No application has come before the Department. The owner is currently working on the water concerns and the status of Bevin Road. He believes the prospects are very promising but these two issues are of importance to the final plan.

Finally, the firm of Halloran & Sage will be the Town's new attorney.

8. Old Business:

A. Update – State Conservation & Development Plan: This matter was covered under Agenda Item No. 3, Communications.

9. Adjournment: *Mr. Zatorski moved to adjourn the meeting. Ms. Wright seconded the motion. The motion carried unanimously.*

The meeting adjourned at 7:33 p.m.

Respectfully submitted,

Daphne C. Schaub
Recording Secretary