

**East Hampton Planning and Zoning Commission
Regular Meeting
August 6, 2014
Town Hall Meeting Room**

Unapproved Minutes

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

Present: Chairman Ray Zatorski, Vice-Chairman Rowland Rux, Members Peter Aarrestad, Roy Gauthier, Kevin Kuhr, James Sennett, Meg Wright, Alternate Members Gary Hall, and Planning, Zoning & Building Administrator James Carey were present.

Absent: Alternate Member Geoff Ricciardelli was absent.

2. **Approval of Minutes:**
 - A. **July 2, 2014 Regular Meeting:**

Mr. Sennett moved to approve the Minutes of the July 2, 2014 meeting as written. Mr. Rux seconded the motion. The motion carried unanimously.

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

Communications: Mr. Carey reported that he is in receipt of an email from James Giuliano of CREC in which the applicant grants the Commission's request to extend the public hearing for the East Hampton High School Addition and Renovations application be extended for the full 65 days and that the public hearing scheduled for this evening be rescheduled for the next regularly scheduled meeting on September 3, 2014.

Liaison Reports:

Mr. Gauthier reported that the plans and specifications have been submitted to the State for review. It is anticipated that the review will take about 60 days. Upon approval from the State and all other relevant agencies the project will go out to bid.

Mr. Hall reported that he attended the Design Review Board meeting on July 9th. They conducted a review of the Northeast Utilities project. He did discuss this Commission's concerns regarding the NU application. He also suggested that they appoint a liaison to the PZC. He requested that they contact Chairman Zatorski to arrange for a presentation at a PZC meeting regarding the draft guidelines. The Minutes for this meeting are on file in the Town Clerk's Office and available for viewing on the Town website.

Mr. Sennett reported that there was no ZBA meeting in July.

Mr. Aarrestad had nothing new to report for the Salmon River Watershed.

Mr. Rux reported that he was unable to attend the EDC meeting in July. The Minutes for this meeting are on file in the Town Clerk's Office and available for viewing on the Town website.

Mr. Rux further reported that he was in attendance at the meeting of the Water Development Task Force with fellow Commissioner Meg Wright. At this meeting the Task Force continued a review of the information gathered to date.

Ms. Wright was in attendance at the Conservation-Lake Commission meeting of July 10th where they were able to review an application for a deck on a property within 100' of Lake Pocotopaug. They deemed it to be of no impact on the Lake. They also discussed their Old Home Day booth. The Minutes for the Conservation-Lake Commission meeting are on file in the Town Clerk's Office and available for viewing on the Town website.

Ms. Wright reported that she was able to attend the meeting of the Lower Connecticut River Valley Council of Governments meeting which is working on a plan to move forward in the absence of Linda Krause. They hope to have a new Executive Director in September, at which time they will revisit working with the individual towns on a regional plan of conservation and development. The projected deadline for submission to the state is June of 2016. Finally, Ms. Wright resigned as the PZC Liaison to the Conservation-Lake Commission as the Water Development Task Force is scheduled to meet on the same night and she must focus her attention on the Task Force.

The Commission is seeking a volunteer to fill that open liaison position.

Mr. Zatorski explained that there is nothing to report for the IWWA that is not relevant to other items on the Agenda. The Minutes for the IWWA meeting are on file in the Town Clerk's Office and available for viewing on the Town's website.

Public Comments: The Chairman opened the meeting to the public.

No one was present to speak to the Commission at this time.

4. Set Public Hearing for September 3, 2014:

A. Application of James Gworek, 38 West High Street, Lulu Market, for a Commercial Site Plan Modification for a Butcher Shop - Map 1A/Block 39A/Lot 38; and

B. Application of William Rittman, 115 Mott Hill Road, for a 2-lot Subdivision – Map 24/Block 41/Lot 4-1.

A. Mr. Aarrestad moved to schedule the public hearings for both the application of James Gworek, 38 West High Street, Lulu Market, for a Commercial Site Plan Modification for a Butcher Shop, Map 1A/Block 39A/Lot 38, and the application of William Rittman, 115 Mott Hill Road, for a 2-lot Subdivision, Map 24/Block 41/Lot 4-1, for the regularly scheduled meeting on September 3, 2014. Mr. Sennett seconded the motion. The motion carried unanimously.

5. Read Legal Notice: The Staff read the legal notice into the record.

6. Public Hearings for July 2, 2014:

A. Application of East Hampton Board of Education, East Hampton High School Additions and Renovations, 15 North Maple Street, for a Special Permit, Lake Pocotopaug Protection Area, and Site Plan Modification – Map 01A/Block 39/Lot 5A - Continued from June 4, 2014:

Chairman Zatorski asked anyone present to discuss the application for the renovations and additions to the High School to come forward at this time. No one was present to speak.

Mr. Sennett moved, and Mr. Rux seconded, to extend the public hearing for the application of the East Hampton Board of Education, East Hampton High School Additions and Renovations, 15 North Maple Street, for a Special Permit, Lake Pocotopaug Protection

Area, and Site Plan Modification, Map 01A/Block 39/Lot 5A, for the full 65 days. The motion carried unanimously.

Mr. Sennett made a motion, Mr. Rux seconded, to continue the application and public hearing of East Hampton Board of Education, East Hampton High School Additions and Renovations, 15 North Maple Street, for a Special Permit, Lake Pocotopaug Protection Area, and Site Plan Modification, Map 01A/Block 39/Lot 5A, to the next regularly scheduled meeting of September 3, 2014. The motion carried unanimously.

B. Application of Northeast Utilities System, 22 East High Street, for a Commercial Site Plan Modification Review, NU Service Center Consolidation & Improvements - Map 05A/Block 62/Lot 5 (Continued from the meeting of 07/02/2014):

Caroline DeDomenico, Project Manager for the East Hampton Consolidation was present to discuss the application with the Commission. She reminded the Commission that last fall Northeast Utilities announced that as part of a company-wide facilities optimization plan the operations center at the East Hampton facility would be expanded. Since that time they held numerous meetings with the Town to address questions and concerns. The plan is to add an additional 38 employees to the current 45 employees for a total of 83 employees. CL&P purchased an adjacent property to realign the service driveway located on the west side of the complex with the traffic signal used by Stop and Shop. This driveway will be for service vehicles and the operations employees. The administrative staff will use the driveway located on the east side of the complex shared with the Town Hall. There will be a negligible impact on the Town Hall.

Dale Bertolli, Tecton Architects, described the modifications to the site. It will be completely surrounded by fence. The employees will gain access by card key. Trucks and operational vehicles will gain access through the traffic control signal. In the interest of safety non-employee pedestrians will be prohibited. All modifications to the existing streetscape will be consistent with the present design. A vegetative buffer will be utilized.

Stephen Ulman, Senior Project Engineer with Benesch & Company, discussed the traffic study with the Commission. He reported that the existing service at the Stop & Shop signal, the worst case scenario, functioned at a Level of Service B. The Town Hall Driveway currently functions at a Level of Service C. The addition of all proposed traffic will not impact the level of service negatively and both will remain at Levels of Service B and C.

The Commission discussed the phases with Mr. Bertolli. The anticipated completion date for the internal site is November 21, 2014. The Middletown employees will be moved in at that time. It is not known when the traffic light will be approved by the DOT. The facility will not be open to the public. Only Northeast Utilities staff will have access to the site.

Mr. Carey read letters from Chief of Police Sean Cox, Town Manager Michael Maniscalco, and resident Bill Grady, each dated 08/04/2014, into the record.

Mr. Bertolli reported that Mr. Karney, the abutting property owner at 32A Bevin Boulevard, is in receipt of the of written acknowledgement of his concerns regarding the existing and proposed operations at the Northeast Utilities East Hampton Work Center and the resolutions acceptable to both Mr. Karney and Northeast Utilities. Mr. Karney delivered a copy of the written acknowledgement for the record. **(Attachment No. 1)**

The Chairman opened the meeting to the public at this time.

Francis DeMello, 26 East High Street, is concerned by the perimeter fencing.

Jim Stopa, 29 Bevin Boulevard, is also concerned about the fencing and its effect on the property values. He is also concerned about excessive noise, history of contamination to his well and water supply, and foot traffic.

Stephen Karney, 32A Bevin Boulevard, was present to discuss the site plan and provided an aerial photograph of the site taken in 2010. He pointed out that the existing use of the site is quite different from its original use. He explained that the document he presented to Mr. Carey (Attachment No. 1) is the agreement between himself and Northeast Utilities to pull the work areas back to what is indicated in the aerial photograph and originally approved by the Planning and Zoning Commission. Mr. Karney indicated that since contacting Northeast Utilities with his concerns they have been very responsive and he is satisfied with the resolution. He does want to see the details documented in the public record. (Attachment No. 2)

Dave Purple, 14 East High Street, was present to discuss his concerns regarding his right-of-way issue with Northeast Utilities. He explained he was requested to put his concerns in writing, which he did. He has not heard anything in response.

Ms. DeDomonico reported that the resolution negotiated between Mr. Karney and Northeast Utilities includes plans to move heavier class vehicles to the north and west sides of the site. The lighter class vehicles will be parked along the south side of the site.

Paul Raya, Manager of Electrical Field Operations for Northeast Utilities, discussed the noise concern and explained that they are a 24 hour operation. Radios and lights are a critical part of the safety protocol both for the public and the employees. He explained that when the vehicles are running the radios must be on for safety; however, if the vehicles are off all employees will be instructed to turn the radios off.

Mr. Raya also explained that pedestrian foot traffic through the site would no longer be acceptable.

Ms. Shi, Director of Real Estate and Property, discussed the underground storage tank which was removed many years ago. There are still detectable levels of MTBE in the ground water. Northeast does not believe it is they are the source of this contamination; however, it is their issue to manage. Ground water monitoring is routinely conducted. There is no longer fuel dispensing on the site and it will not be dispensed at the site in the future.

Carol Karney, 32A Bevin Boulevard, addressed the pedestrian foot traffic concerns.

Ms. DeDomonico responded to Mr. Purple's concerns regarding not having a response from Northeast Utilities as of this meeting. The Real Estate Department informed her as of today that a letter was being drafted by their attorney. Mr. Purple should be in receipt of that letter shortly.

Francis DeMello, 26 East High Street, is concerned that the existing fence is not 25' from his building and the Fire Department will not have access.

Mr. Carey reported that there is no requirement for a fire lane around the building Mr. DeMello is discussing.

The Commission and the applicant clarified that the fence in the vicinity of 26 East High Street is not Northeast Utilities fence.

Mr. Rux moved, and Ms. Wright seconded, to close the public hearing for the application of Northeast Utilities System, 22 East High Street, for a Commercial Site Plan Modification Review, NU Service Center Consolidation & Improvements, Map 05A/Block 62/Lot 5. The motion carried unanimously.

Mr. Zatorski moved, and Mr. Rux seconded, to approved the application of Northeast Utilities System, 22 East High Street, for a Commercial Site Plan Modification Review, NU Service Center Consolidation & Improvements, Map 05A/Block 62/Lot 5, in accordance with the plan submitted on 07/26/2014 because it meets the requirements of the Town of East Hampton Zoning Regulations, all traffic concerns have been addressed, and the Commission is in receipt of positive commentary from the Chief of Police, Fire Marshal, Chatham Health District, and Town Manager. Further substantive change to this site plan must be reviewed and approved by this Commission in the form of a new commercial site plan modification application. The motion carried unanimously.

7. **New Business:** None.
8. **Old Business:** None
9. **Adjournment:** *Mr. Aarrestad moved to adjourn the meeting. Mr.. Sennett seconded the motion. The motion carried unanimously.*

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Daphne C. Schaub
Recording Secretary