

**EAST HAMPTON PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**

**Date:** January 6, 2021  
**Place:** Virtual Meeting: See Instructions below  
**Time:** 7:00 p.m.

**MOTIONS**

1. Call to Order and Seating of Alternates
2. Approval of Minutes:
  - A. December 2, 2020 Regular Meeting - **Approved**
3. Communications, Liaison Reports, and Public Comments (Use the "Raise Your Hand" feature to speak)
4. Read Legal Notice for January 6, 2021:
5. Public Hearings for January 6, 2021: (Use the "Raise Your Hand" feature to speak)
  - A. Application PZC-20-025: Z Incorporated / Cobalt Health Care, 29 Middle Haddam Rd., for a Special Permit and Site Plan Modification for a 2698 sq. ft. addition. Map 01C/Block 9/Lot 7. **Approved with conditions**
  - B. Proposed Text Amendment to Sections 2.2, 4.2, 4.3, 4.4 and 8.4 to allow Veterinary Clinics in the R-2, R-3 and R-4 Zones. **Approved with changes**
  - C. Application PZC-20-023: JCG Properties, LLC., 9 Middle Haddam Rd., for a Zone Change from R2 to Commercial for approximately 5 acres to operate a veterinary clinic. Map 01C/Block 9/Lot 5. **Applicant withdrew application**
6. New Business:
  - A. Application PZC-20-024: Paula Free, 249 West High St., for a special permit per Sec. 8.4 Motor Fuel Filling Station for a proposed convenience store. Map 06/Block 12/Lot 1B. **Public hearing set for February 3<sup>rd</sup>.**
  - B. Application PZC-20-026: Long Hill Estates, LLC., Long Hill Estate Subdivision, for a Zone Change R-2 to C. Map 06/Block 12/Lot 8. **Public hearing set for February 3<sup>rd</sup>.**
  - C. Application PZC-20-027: Connecticut Contractors Group, LLC., Young/Daniel Street Subdivision. Map 13/Block 51/Lot 1. **Public hearing set for February 3<sup>rd</sup>.**
7. Old Business:
  - A. Discussion: Update Sign Regulation to Include PO/R Zone Sign Standards. **Continued**
  - B. Discussion: Home Based Occupations. **Continued**
  - C. Updates to the Official East Hampton Zoning Map. **Continued**
8. Planner's Report
9. Set Public Hearing(s) for February 3, 2021
10. Adjournment

Join from a PC, Mac, iPad, iPhone or Android device:  
Please click this URL to join. <https://us02web.zoom.us/j/86814013959>

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