

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

**Date:** March 3, 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. **February 3, 2021 Regular Meeting-** *Approved (7-0)*
3. **Communications, Liaison Reports, and Public Comments** (Use the “Raise Your Hand” feature to speak)
4. **Read Legal Notice for March 3, 2021:**
5. **Public Hearings for March 3, 2021:** (Use the “Raise Your Hand” feature to speak)
  - A. **Application PZC-20-024: Paula Free, 249 West High St.,** for a special permit per Sec. 8.4 Motor Fuel Filling Station with a proposed convenience store in the Commercial Zone, Section 5.2. Map 06/Block 12/Lot 1B. *Continued to the April 7, 2021 meeting per the applicant.*
  - B. **Application PZC-20-026: Long Hill Estates, LLC.,** for a Zone Change from R-2 to C for a new 1.5 acre lot. Map 06/Block 12/Lot 8. *Continued to the April 7, 2021 meeting per the applicant.*
  - C. **Application PZC-21-001: Gloria & Troy Deleon, 16 Wells Ave.,** for a Special Permit for an Accessory Dwelling Unit per Sec. 8.3.M. Map 05A/Block 63A/Lot 1B. *Approved (7-0)*
  - D. **Application PZC-21-002: Timothy Puglielli, 155 Middle Haddam Rd.,** for a 2 lot subdivision. Map 02/Block 18/Lot 24-3. *Approved (7-0)*
  - E. **Application PZC-21-005: JCG Properties, LLC., 9 Middle Haddam Road,** for a 2 lot subdivision. Map 01C/Block 9/Lot 5. *Continued to the April 7, 2021 meeting per the applicant.*
6. **New Business:**
  - A. **Application PZC-21-004: The Dublin, 42 East High St.,** for a Commercial Site Plan Modification to construct a concrete patio for outdoor seating for 35 people. Map 05A/Block 62A/Lot 10. *Approved with conditions (7-0)*
  - B. **Application PZC-21-006: James Marino, Deer Meadow,** for a Special Permit for an Accessory Apartment. Map 35/Block 95/Lot 7-44. *Continued*
  - C. **Application PZC21-007: Atlantis Marketing, 157 Main Street, 1 Colchester Ave., and 5 Colchester Ave.,** for a zone change from R-2 to Commercial. Map 07A/Block 56/ Lots 21,22,24. *Public hearing set for April 7, 2021 (7-0)*
  - D. **Update to Subdivision Regulations Sec. IV.10**
  - E. **Discussion: Pools and lot coverage.**
7. **Old Business:**
  - A. **Discussion:** Update Sign Regulation to Include PO/R Zone Sign Standards.
  - B. **Discussion:** Home Based Occupations
  - C. **Updates to the Official East Hampton Zoning Map**
8. **Planner’s Report**
9. **Set Public Hearing(s) for April 7, 2021**
10. **Adjournment**