

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

**Date:** April 7, 2021  
**Place:** Virtual Meeting  
**Time:** 7:00 p.m.

**MOTIONS**

1. **Call to Order and Seating of Alternates**
2. **Approval of Minutes:**
  - A. **March 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 April 7, 2021:**
5. **Public Hearings for April 7, 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 May 5, 2021 regular meeting per the request of the applicant*
  - B. **Application PZC-21-005: JCG Properties, LLC., 9 Middle Haddam Road,** for a 2 lot subdivision Map 01C/Block 9/Lot 5. *Approved 7-0*
  - C. **Application PZC-21-007: 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. *Continued to the May 5, 2021 regular meeting. 7-0*
  - D. **Application PZC-21-006: James Marino, Deer Meadow,** for a Special Permit for an Accessory Apartment Map 35/Block 95/Lot 7-44. *Approved with conditions 6-Yes; 1-No (Mr. Sennett)*
6. **New Business:**
  - A. **Application PZC-21-008: Po’s Rice and Spice, 97 Main St.,** Site Plan Modification for 2 concrete pads, a stone patio, fencing, gravel parking lot and greenery Map 06A/Block 57/Lot 1A. *Phase 1 approved (concrete pad for freezer, stone patio and walkway) 7-0*
  - B. **Application PZC-21-009: Long Hill Estates, LLC.,** for an Eight (8) Lot Subdivision on Long Hill Road. Map 06/Block 12/ Lot 8. *Public hearing set for the next regularly scheduled meeting on May 5, 2021 7-0*
  - C. **8-24 Review: Acceptance of donated land Map 12/Block 36/Lot 8 - West High Street.** *Favorable recommendation made to Town Council 7-0*
  - D. **8-24 Review: Acceptance of donated land – Fire Station #2 Parking Map 01C/Block 7/Lot 6B.** *Favorable recommendation made to Town Council 7-0*
  - E. **8-24 Review: Purchase of Christopher Property 7.5 acres Map 4A/Block 45/Lot 29.** *Favorable recommendation made to Town Council 7-0*
  - F. **Update to Subdivision Regulations Sec. IV.10 – Public Hearing Scheduled for May 5**
  - G. **Discussion: Pools and lot coverage.** *Continued to the next regularly scheduled meeting on May 5, 2021*
7. **Old Business:**
  - A. **Discussion:** Update Sign Regulation to Include PO/R Zone Sign Standards. *Continued to May 5, 2021 regular meeting.*
  - B. **Discussion:** Home Based Occupations – *Continued to May 5, 2021 regular meeting.*
  - C. **Updates to the Official East Hampton Zoning Map – Continued to May 5, 2021 regular meeting.**
8. **Planner’s Report**
9. **Set Public Hearing(s) for May 5, 2021**
10. **Adjournment**