

Town of East Hampton

**Planning and Zoning**

**Commission**

Regular Meeting December 6, 2023

Town Hall and Virtual Meeting

**MINUTES**

**1. Call to Order and Seating of Alternates:**

Chairman Kuhr called the meeting to order at 7:00 p.m.

Present: Chairman Kuhr, Vice-Chairman Zatorski, Jim Sennett, Rowland Rux, Roy Gauthier.  
Alternate Members: Mike Kowalczyk and Interim Planner Michael D'Amato. Recording Secretary: Cheryl Guiliano Absent: Ted Hintz, Jr, Matthew Walton, Angelus Tammaro, and Interim Town Planner John Guskowski.

**2. Approval of Minutes:**

- A. November 1, 2023 Regular Meeting:** Rowland Rux made a motion to approve the minutes as presented. Ray Zatorski seconded the motion. **Vote: 6-Yes; 0-No.**

**3. Communications, Liaison Reports and Public Comments:** Chairman Kuhr asked if

Commission Members had anything to report. Mr. Sennett briefly discussed ZBA meeting. Peter Pach, of 59 Middle Haddam Road, is a member of the Middle Haddam Historic District Commission. Chairman Kuhr asked for public comments. Mr. Pach wanted to bring up the Global Storage facility with the zoning commission members. The storage facility application was previously accepted by the Planning and Zoning Commission with the conditions that there be a vegetative buffer zone between the commercial property and the residential property and would be acceptable by the town staff. There are a lot of woodland on the residential property. There is a new house being built on one residential property. Mr. Pach expressed his concern over the amount of vegetation being removed and the storage facility being exceedingly more visible to the residential properties. He also stated, that per the condition on which the application was approved there has been too much vegetation removal to keep an adequate buffer zone between the properties. Mr. Pach emailed Mr. DeCarli, before his departure, in July with his concerns. But no response was given before Mr. DeCarli left. Mr. Pach wanted to bring the issue to the commission member's attention and to see if there could be a possible solution.

*Mr. Kowalczyk arrived at 7:02pm*

**4. Read Legal Notice for November 1, 2023:** Mrs. Guiliano read the legal notice.

**5. Public Hearings:**

- A. PZC-23-014: Flanders Road Estates LLC**, Flanders Road, Fifteen (15) Lot subdivision, (Home Acres Estates), Map 26/ Block 87/ Lot 6: Rob Baltramaitis, the engineer for Flanders Road Estates LLC, and Wayne Rand both attended the meeting to present and

answer questions from the members. The applicant was seeking a waiver to construct a 22 foot wide road instead of 24 feet. The revised plans dated November 26<sup>th</sup> and submitted to the commission has proposed a 24 foot wide road which would negate the need for the waiver. The next waiver request was to allow three lots to have access via shared driveways at the end of Pecauset Trail. The last waiver was regarding the public sidewalks. The subdivision runs along the Airline Trail. In lieu of public sidewalks, the applicant proposes linking the Airline Trail with the subdivision as an adjacent trail. There is a proposal for adding a small gravel pull off on Quinn Way for parking and access to the fill system. The last item the applicant was asked to look at was to look into the impacts of drainage by the wider roadway. There will also be a wider turn-around or hammerhead at the end of the shared driveway. The inclusion of the impervious area of the driveways impacts about 4,000 square feet of the 53 acre property. The gravel access would be nine feet by eighteen feet with enough room for a couple of cars to park. The driveway would also be in the town's jurisdiction, so the town would maintain that site. Ten evergreen trees will be planted on Mr. Gallow's side of the property line to ensure a clear property line and to give more privacy to the homeowner.

Ray Zatorski made a motion to close the Public Hearing. Rowland Rux seconded the motion.

*Vote: 6-0*

Ray Zatorski made a motion to approve the application with the following modifications, which are made with reference to site plan with revision date 11.26.2023: 1. Bond amounts approved by Town Staff and all bonds in place prior to the start of construction 2. Town Staff approval and acceptance of road way associated drainage, fire protection facilities and all conservation amenities prior to acceptance by the Town; 3. Ownership of all conservation amenities be determined by the Town; 4. Erosion and Sedimentation controls be in place prior to the start of construction; 5. Town Staff be notified prior to the start of construction and notified upon completion of construction; 6. Hammer Head on common driveway on Pecauset Trail be constructed in accordance with approval of Town Staff. Rowland Rux seconded the motion.

*Vote: 6-0*

**B. PZC-23-015: Text Amendment regarding Accessory Uses to Agriculture per Sec.**

**8.4.C:** Ray Zatorski made a motion to continue the public hearing to the next regular scheduled meeting of January 3, 2024 at the applicant's request. Rowland Rux seconded the motion.

*Vote: 6-0*

**6. New Business:**

**A. PZC-23-016: David & Melissa Baribault, 33 High Point, Gravel Path, Shed and Stairs in Conservation Easement. Map 02C/Block 9/Lot 12/8:** At the request by the applicant the application was continued to the next regular scheduled meeting of January 3, 2024.

**B. PZC-23-017: Salt Pond Apartments, LLC, Edgewater Circle, Re-subdivision approval for the creation of 2 lots. Map 10A/Block 85/Lot 5C:** Andrew McCoy, from Heller, Heller, & McCoy at 736 Norwich New London Turnpike Uncasville, attended the meeting via zoom to answer questions from the members.

Ray Zatorski made a motion to set a public hearing for the application for the regular meeting of January 3, 2024. Rowland Rux seconded the motion.

*Vote: 6-0*

**C. Approval of 2024 Meeting Calendar:** Ray Zatorski made a motion to approve 2024 Meeting Calendar as presented. Rowland Rux seconded the motion.

*Vote: 6-0*

**7. Old Business:** None.

**8. Planner's Report:** Commission Members asked to discuss at their next regularly scheduled meeting Long Hill Estates vegetated buffer. Michael D'Amato is filling in for the interim planner. He doesn't have any specific updates on what the interim planner is working on. There will be an update for the members at the January meeting.

**9. Set Public Hearing(s) for January 3, 2023:**

**10. Adjournment:** Vice-Chairman Zatorski made a motion to adjourn the meeting at 7:53pm. Rowland Rux seconded the motion.

*Vote: 6-0*

Respectfully Submitted,

Katrina Aligata

Recording Clerk