

Town of East Hampton  
**Planning and Zoning  
Commission**  
Regular Meeting December 7, 2022  
Town Hall, Eaton Smith Council  
Chambers Room #107 and Virtual  
Meeting

**MINUTES**

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

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

Present: Chairman Zatorski, Regular Members: Vice-Chairman Kuhr, Meg Wright, Roy Gauthier, Jim Sennett and Angelus Tammaro.

Alternate Members: Mike Kowalczyk and Matthew Walton

Zoning Official Jeremy DeCarli.

Absent: Ted Hintz, Jr. and Rowland Rux.

Chairman Zatorski seated Mike Kowalczyk

**2. Approval of Minutes:**

**A. October 5, 2022 Regular Meeting:** Mr. Tammaro made a motion to edit minutes reflecting withdrawal of motion to amendments to cannabis regulations. Mr. Sennett seconded the motion. *Vote: 7-Yes; 0-No*

**3. Communications, Liaison Reports and Public Comments:** Mr. DeCarli noted CFPZA quarterly newsletter is on the website. Mr. Sennett attended the ZBA meeting November 14, 2022, reported two applications were approved and briefly explained each one: Application ZBA-22-012: Alexandria Simonelli, 23 Wopowog Road, Reduce side setback from 25' to 12' for 12 x 24 shed. Map 21/ Block 52/ Lot 17-2 and Application ZBA-22-013: Middle Haddam Public Library, 2 Knowles Road, Reduce front setbacks for Construction of 220 Square Foot Covered Porch and Accessible Entry Ramp. Map 2C/ Block 18A/ Lot 2. Mr. Tammaro asked what the hardship was for the shed approval. Mr. Sennett briefly explained their hardship. Mr. Kowalczyk reported RPC briefly discussed potentially amending State building code or other law to eliminate reserve septic drainage area for residential lots to help with affordability. The following Commission Members did not have anything to report: Mr. Tammaro, Mr. Gauthier, Vice-Chairman Kuhr, Chairman Zatorski, Ms. Wright and Mr. Walton. Chairman Zatorski asked for public comments at this time. There were no public comments.

**4. Read Legal Notice for December 7, 2022:** None.

**5. Public Hearings for December 7, 2022:** None

**6. New Business:**

**A. PZC-22-010: Connecticut Water Company, Install well metering building. Map 10A/ Block 85/ Lot 5C.** Adam Wing, Project Engineer for Connecticut Water Company,

93 West Main, Clinton, presented proposed plans to install a well metering building. Chairman Zatorski asked where the building will be located. Mr. Wing provided well locations and noted the 12' x 24' building will house meters and a generator. Chairman Zatorski asked for the purpose of the generator. Mr. Wing replied it is for emergency purposes. Mr. Wing explained they are working with Dream Developers for a design of the proposed building to match area homes. Vice-Chairman asked for further information on meters in proposed building. Mr. Wing replied the meters are to combine all the wells into a water main then to an existing filtration plant that will be in operation soon. Mr. Wing noted the meters will be used to track usage. Vice-Chairman Kuhr asked what project phase it is. Mr. Wing replied there are multiple phases, discussed well water usage and iron. Mr. Kowalczyk asked if there will be a public hearing for this application in January and will it be a special permit. Mr. DeCarli explained there will be a public hearing for application for a site plan because it falls within Lake Pocotopaug watershed area. Vice Chairman Kuhr made a motion to schedule a public hearing for January 4, 2023 for Application PZC-22-010: Connecticut Water Company, Install well metering building. Map 10A/ Block 85/ Lot 5C. The motion was seconded by Mr. Sennett.  
*Vote: 7-Yes; 0-No*

**B. Approval of 2023 Meeting Calendar.** Mr. Sennett made a motion to approve 2023 Meeting Calendar. The motion was seconded by Vice-Chairman Kuhr. *Vote: 7-Yes; 0-No*

**7. Old Business:** None.

**8. Planner's Report** – Mr. DeCarli explained he would like to in January have the Commission review and discuss possibly modifying zoning regulations regarding lot size in the R1 zone. Mr. DeCarli provided ZBA statistics for variances specifically in the R1 zone. Mr. Gauthier asked if he would make requirements less strict. Mr. DeCarli explained possibly a tiered setback system. Mr. Gauthier expressed concern with proposed changes. Mr. Sennett expressed concern with other zones. Commission Members briefly discussed ZBA variances and hardships. Mr. Tammaro expressed concern specifically protecting the Lake and would like input from the Lake Commission. Vice-Chairman Kuhr asked for statistics on setbacks. Commission Members agreed they would like to discuss possible zoning changes and additionally want information on denied variances. Chairman Zatorski thanked Commission Members and noted his statute of limitations is over as Chairman and the Commission will need to vote at the next regularly scheduled meeting for Chairman and Vice-Chairman.

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

**10. Adjournment** – Ms. Wright made a motion to adjourn at 7:34 p.m., seconded by Mr. Tammaro. The vote was unanimous in favor. *Vote: 7-Yes; 0-No*

Respectfully submitted,

A handwritten signature in blue ink that reads "Cheryl Guiliano". The script is cursive and fluid, with the first name "Cheryl" and last name "Guiliano" written in a single continuous line.

Cheryl Guiliano  
Recording Secretary