

Town of East Hampton  
**Planning and Zoning  
Commission**  
Regular Meeting February 1, 2023  
Town Hall, Eaton Smith Council  
Chambers Room #107 and Virtual  
Meeting

**MINUTES**

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

Vice-Chairman Zatorski (*acting Chairman*) called the meeting to order at 7:00 p.m.

Present: Vice-Chairman Zatorski, Meg Wright, Angelus Tammaro, Roy Gauthier, Jim Sennett, Ted Hintz, Jr. and Rowland Rux

Alternate Members: Mike Kowalczyk and Matthew Walton

Zoning Official Jeremy DeCarli

Absent: Chairman Kuhr and Ted Hintz, Jr

Vice-Chairman Zatorski seated Mike Kowalczyk

**2. Approval of Minutes:**

**A. January 4, 2023 Regular Meeting:** Mr. Sennett made a motion to approve the minutes as written. Mr. Rux seconded the motion. *Vote: 6-Yes; 0-No, 1 Abstention (Mr. Tammaro)*

**3. Communications, Liaison Reports and Public Comments:** Mr. DeCarli referred Commission Members to packets for CFPZA newsletter and noted several training opportunities. Mr. DeCarli asked Commission Members to review plan drafted by RiverCOG for Comprehensive Economic Development Strategy. The following Commission Members did not have anything to report: Mr. Sennett, Mr. Tammaro, Mr. Gauthier, Mr. Rux, Vice-Chairman Zatorski, Ms. Wright, Mr. Kowalczyk and Mr. Walton. Vice-Chairman Zatorski asked for public comments at this time. There were no public comments.

**4. Read Legal Notice for February 1, 2023:** None.

**5. Public Hearings for January 4, 2023:**

**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 Street, Clinton, explained he met with property owners of 211 and 214 Edgewater and discussed proposed well metering building. Mr. Wing explained revised changes to proposed building including new location, design, screening and additional plantings. Mr. Wing briefly discussed generator details. Mr. Rux asked for roof material. Mr. Wing explained plans for a metal roof but may use asphalt architectural style shingles. Vice-Chairman Zatorski asked for public comments at this time. Mr. Tammaro asked if fence is eliminated from original plans and lighting details. Mr. Wing replied the fence is eliminated do to access and aesthetics and provided lighting details. Mr. Tammaro asked when construction would commence. Mr. Wing replied they anticipate

this spring. Mr. Rux asked for confirmation for the purpose of the generator. Mr. Wing confirmed purpose of generator is to supply emergency power for wells. Mr. Walton asked what time generator tests would be conducted. Mr. Wing replied during typical work day hours. Mr. Tammaro asked if the proposed building would be insulated. Mr. Wing replied yes and provided details. Vincent Vallario, 214 Edgewater Circle, thanked the Commission, Mr. Wing and property owner. Mr. Rux made a motion to close the public hearing 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* Mr. Tammaro made a motion to approve application PZC-22-010: Connecticut Water Company, Install well metering building. Map 10A/ Block 85/ Lot 5C for the following reason: it is consistent with planning and zoning regulation in MUDD zone. With the following conditions: no fencing and landscaping as discussed, Town Staff be notified prior to the start of construction, plans according to map dated January 30, 2023. The motion was seconded by Mr. Sennett. *Vote: 7-Yes; 0-No*

## **6. New Business:**

- A. PZC-23-001: Two Brothers Café LLC**, 20 East High, for a special permit per Sec. 5.2.C.2 – Restaurant. Map 05A/ Block 62/ Lot 5A. Eugenio Valentin, Co-Owner of Two Brothers Café LLC, presented proposed plans to relocate restaurant from Cobalt to old Town Hall, bottom level. Mr. Valentin noted he spoke to Chatham Health department and will have plans for public hearing. Vice-Chairman Zatorski asked for approvals from: Chatham Health, WPCA, Fire Marshal and any other appropriate departments. Mr. Tammaro asked where outdoor seating is. Mr. Valentin replied there is no proposed outdoor seating. Mr. DeCarli further explained previous site plan approval. Commission Members briefly discussed location. Mr. Gauthier asked if an updated site plan will be submitted. Mr. DeCarli replied he will provide parking calculations and will ask property owner to update site plan. Mr. Rux made a motion to schedule a public hearing on March 1, 2023 for application PZC-23-001: Two Brothers Café LLC, 20 East High, for a special permit per Sec. 5.2.C.2 – Restaurant. Map 05A/ Block 62/ Lot 5A. The motion was seconded by Ms. Wright. *Vote: 7-Yes; 0-No*

## **7. Old Business:**

- A. Discussion: Potential Amendment to Sec. 8.4.E to allow commercial kennels in the R-2 Zone as a Special Permit.** Vice-Chairman Zatorski briefly summarized last meetings discussion and asked Commission Members for comments. Mr. Sennett asked for map on what lots would be affected. Mr. DeCarli replied he did not have map but noted roughly 90 properties are in R2 that are larger than ten acres in size. Vice-Chairman Zatorski asked where the properties are concentrated. Mr. DeCarli briefly explained locations. Mr. Walton noted the property that was discussed last month is two parcels. Mr. DeCarli replied the property owners would need to merge lots. Vice-Chairman Zatorski asked for clarification who proposed amendment. Mr. DeCarli replied a property owner asked the question and asked for direction from Commission if application should be submitted. Mr. Tammaro asked if there was a proposed draft to amend regulation. Mr. DeCarli replied the only proposal is to add R2 to current regulation and possible modifications.

Commission Members briefly discussed current zoning regulations and other Towns.

**8. Planner's Report** – Mr. DeCarli referred to his written report and noted training requirements for Commission Members.

**9. Set Public Hearing(s) for March 1, 2023:** None.

**10. Adjournment** – Ms. Wright made a motion to adjourn at 7:39 p.m., seconded by Mr. Rux. The vote was unanimous in favor. ***Vote: 7-Yes; 0-No***

Respectfully submitted,



Cheryl Guiliano  
Recording Secretary