

Town of East Hampton  
**Planning and Zoning Commission**  
**Regular Meeting**  
April 1, 2020 – 7:00 P.M.  
Virtual Meeting

**MINUTES**

*Mr. DeCarli started the meeting by explaining how to navigate throughout the Zoom meeting.*

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

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

Present: Chairman Zatorski, Vice-Chairman Kuhr, Regular Members Roy Gauthier, Roland Rux, Meg Wright, James Sennett, Alternate Members Mike Kowalczyk, Tim Puglielli and Zoning Official Jeremy DeCarli.

Absent: Angelus Tammaro and Alternate Ted Hintz, Jr.

Chairman Zatorski seated Mr. Kowalczyk.

**2. Approval of Minutes:**

**A. March 3, 2020 Workshop Minutes** – Vice-Chairman Kuhr made a motion to approve the March 3, 2020 Workshop minutes as written. The motion was seconded by Mr. Sennett. *Vote: 6-Yes; 0-No; 1-Abstention (Mr. Gauthier). The motion passed.*

**B. March 4, 2020 Regular Meeting** – Mr. Sennett made a motion to approve the March 4, 2020 Regular meeting minutes as written. The motion was seconded by Mr. Rux. *Vote: 6-Yes; 0-No; 1-Abstention (Mr. Gauthier). The motion passed.*

**3. Communications, Liaison Reports, and Public Comments:**

**Communications:**

There was 1 communication: the postponement of the annual CFPZA Conference to June 2020.

**Liaison Reports:**

Mr. Gauthier reported that the East Hampton High School Building Committee is in the process of being decommissioned.

Mr. Kowalczyk reported that at the last RPC meeting they discussed the Coronavirus and related issues and they had 1 referral from the Town of Durham regarding Town Breweries.

Mr. Sennett reported one application presented at the March 9<sup>th</sup> ZBA meeting: Application ZBA-20-002, American Equities, 35 West Point Rd., to reduce the north side setback from 25' to 14.6', reduce the south side setback from 25' to 4.4' and to reduce the east side (rear) setback from 25' to 9.0' to construct a 38' x 29' storage garage Map 05A/Block 84/Lot 1. The variance was granted.

Chairman Zatorski stated that IWWA items did not concern P&Z agenda items.

Mr. Rux, Ms. Wright and Vice-Chairman Kuhr did not have reports.

Chairman Zatorski asked for public comments at this time pertaining to anything except Agenda Items: 5A, 5B, 5C or 5D. There were no comments.

**4. Read Legal Notice for April 1, 2020:** Not required.

**5. Public Hearings for April 1, 2020:**

**A. Application PZC-20-001: Sports on 66, LLC., 265 West High St.,** for a Special Permit to sell Alcohol as an accessory use. (Sec. 8.4.B). Map 6/Block 12/Lot 20. The applicant requested an extension to the May 6, 2020 meeting. Vice-Chairman Kuhr made a motion to continue Application PZC-20-001: Sports on 66, LLC., 265 West High St., for a Special Permit to sell Alcohol as an accessory use. (Sec. 8.4.B) Map 6/Block 12/Lot 20 to the next regularly scheduled meeting on May 6,

2020 per the applicants request. The motion was seconded by Mr. Rux. **Vote: 7-0**

- B. Application PZC-20-002: Stanislaw Oleksenko, 11 Cone Road,** 4 lot subdivision of 14.766 acres parcel. Map 6/Block 36/Lot 6A. The applicant requested an extension to the May 6, 2020 meeting. Vice-Chairman Kuhr made a motion to continue Application PZC-20-002: Stanislaw Oleksenko, 11 Cone Road, 4 lot subdivision of 14.766 acres parcel Map 6/Block 36/Lot 6A to the next regularly scheduled meeting on May 6, 2020 per the applicants request. The motion was seconded by Mr. Sennett. **Vote: 7-0**
- C. Application PZC-20-003: Lisa Sherman,** for an Amendment to Zoning Regulation 5.4.A PO/R Zone. The applicant requested an extension to the May 6, 2020 meeting. Mr. Kowalczyk made a motion to continue Application PZC-20-003: Lisa Sherman, for an Amendment to Zoning Regulation 5.4.A PO/R Zone to the next regularly scheduled meeting on May 6, 2020 per the applicants request. The motion was seconded by Mr. Rux. **Vote: 7-0**
- D. Application PZC-20-004: Lisa Sherman, 50 Main St.,** for a Zone Change: R-1 to PO/R. Map 02A/Block 47/Lot 25. The applicant requested an extension to the May 6, 2020 meeting. Vice-Chairman Kuhr made a motion to continue Application PZC-20-004: Lisa Sherman, 50 Main St., for a Zone Change: R-1 to PO/R Map 02a/Block 47/Lot 25 to the next regularly scheduled meeting on May 6, 2020 per the applicants request. The motion was seconded by Mr. Sennett. **Vote: 7-0**

*At this time, Mr. Rux recused himself from Agenda Item 6A. Chairman Zatorski seated Mr. Puglielli.*

## **6. New Business:**

- A. Application PZC-20-006: American Equities, LLC., 35 West Point Rd.,** for a Site Plan Modification to construct a commercial 38' x 29' storage garage. Map 05A/Block 84/Lot 1. Mr. DeCarli explained that this parcel was changed to a Commercial Zone, the house that was on the parcel was demolished and ZBA recently granted a variance for this project. Pat Benjamin, P.E. from Durham, CT. presented on behalf of the applicant. There is an existing 24'x22' garage and the proposed garage will be an accessory use. The proposed garage is 38'x29' with 2 doors in front and 1 on the side. The existing driveway will be used. The roof water from the proposed garage will go into the existing drain system to an underground detention area. The landscaping has been shifted to the east and will include 15 arborvitaes on a berm. The arborvitaes to the north are in addition to the tree line. The applicant has submitted 2 letters of support from 2 abutters (Mary Milton and Mark Evans). The letters will be submitted with the minutes. Mr. Jackowitz confirmed that the previous projects and permits are up to date and completed and that the proposed garage is to be used for storage with no future plans for anything other than storage. Chairman Zatorski made a motion to approve Application PZC-20-006: American Equities, LLC., 35 West Point Road for a Site Plan modification to construct a commercial 38'x29' storage garage Map 05a/Block 84/Lot 1 for the following reasons: it is an appropriate use for the site, ZBA granted a variance and an approved site plan was submitted with the date of 1/27/2020 and a revision date of 3/9/2020. The motion was seconded by Mr. Sennett. **Vote: 7-0**

*Mr. Rux returned to the meeting at this time. Chairman Zatorski unseated Mr. Puglielli.*

## **7. Old Business:**

- A. Updates to Sec. 3.1 Lake Pocotopaug Protection Zone** – Mr. DeCarli will have an update for the next meeting. Mr. DeCarli stated that there is no new information at this time. The discussion will continue to the next regularly scheduled meeting on May 6, 2020.
- B. Updates to the Official East Hampton Zoning Map** – Mr. DeCarli is waiting for the Main Street decision and for a response from the Middlesex Land Trust. The discussion will continue at the May 6, 2020 meeting.

- 8. Planner's Report** – Mr. DeCarli informed the members that the East Hampton Zoning Regulations for signage does not include the PO/R Zone and suggested adding language to include the Zone. Chairman Zatorski stated that he would like to add an amendment to the East Hampton Sign Regulations to the next meeting as a public hearing. Vice-Chairman Kuhr suggested that Town Staff gather information from surrounding towns regarding their regulations and signs for home based occupations and to add a visual of the signs if possible. It was agreed to schedule a public hearing and to continue the public hearing if needed.

**9. Set Public Hearing(s) for May 6, 2020** – Agenda items 5A, 5B, 5C and 5D were continued to May 6, 2020. A public hearing was set for Amendment to East Hampton Sign Regulations (Amendment to be drafted by Town Staff).

At this time, Chairman Zatorski asked if any members or members of the public had any comments. The members discussed and made suggestions about how to reach out to the public about Zoom meetings. Chairman Zatorski thanked everyone for attending and Mr.DeCarli for assistance with the Zoom meeting.

**Adjournment** –Mr. Rux made a motion to adjourn at 7:37 p.m. The vote was unanimous in favor.

Respectfully submitted,

Christine Castonguay  
Recording Secretary