

Town of East Hampton  
**Planning and Zoning Commission**  
**Regular Meeting**  
May 1, 2019 – 7:00 P.M.  
East Hampton Town Hall Meeting Room

**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, Regular Members Meg Wright, James Sennett, Rowland Rux, Roy Gauthier, Angelus Tammaro and Alternate Member Timothy Puglielli and Zoning Official Jeremy DeCarli.

Absent: Alternate Michael Kowalczyk.

**2. Approval of Minutes:**

**A. April 3, 2019 Regular Meeting** – Vice-Chairman Zatorski made a motion to approve the April 3, 2019 minutes as written. The motion was seconded by Mr. Sennett.

***Vote: 7-Yes; 0- No. The motion passed.***

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

**Communications:** None.

**Liaison Reports:**

Mr. Gauthier said that the High School Building Committee will remain a Committee until the stage floor is repaired, the roof leaks are addressed and the issues with the kitchen equipment are resolved.

Mr. Tammaro did not have a report.

Mr. Sennett attended the April 8th ZBA meeting and provided the following report: there was one application: Application ZBA-19-003, Jon and Cheryl Beaulieu, 47 Highland Terrace, for a variance to increase the lot coverage to install an in ground pool and associated patio. The variance was granted.

Chairman Zatorski stated that there was nothing from the IWWA meeting that concerns Planning and Zoning.

Mr. Rux stated that the EDC did not have a regular meeting but had a special meeting to discuss a tax deferment for the new building for KOCO. They moved to pass it onto the Town Council with positive comments to grant KOCO a reduction of taxes for the new building.

Ms. Wright did not have a report.

Mr. Puglielli did not have a report.

Chairman Kuhr asked for public comments at this time. There were no comments.

**4. Read Legal Notice for May 1, 2019:** Staff read the Legal Notice for May 1, 2019 into the record.

**5. Public Hearings for May 1, 2019:**

**A. PZC-19-007: Hubert E Butler Construction Company, LLC., 9 Young Street,**  
for a Special Permit for excavation. Map 12/Block 33/Lot 7A. Brian Gombotz, General

Manager of Hubert Butler Construction presented. He explained that this is a continuation of their annual excavation permit. They are grading Phases 1 and 2 and will be starting the excavation of Phase 3 to prepare the site for blasting. He was unable to determine how many times they would be blasting because they will not know until the area is excavated. They blasted 3 times since the last P&Z meeting and have had no complaints from the neighbors about the blasting. They contacted Town Staff, the Fire Marshal and neighbors prior to blasting to make them aware per the conditions of their Special Permit. A brief discussion followed about possibly making this site a commercial or industrial site in the future. Chairman Kuhr asked for public comments at this time. There were none. Vice-Vice-Chairman Zatorski made a motion to close the public hearing for PZC-19-007: Hubert E Butler Construction Company, LLC., 9 Young Street, for a Special Permit for excavation. Map 12/Block 33/Lot 7A. The motion was seconded by Mr. Rux. ***Vote: 7-Yes; 0-No. The motion passed.*** Vice-Chairman Zatorski made a motion to approve PZC-19-007: Hubert E Butler Construction Company, LLC., 9 Young Street, for a Special Permit for excavation Map 12/Block 33/Lot 7A for the following reasons: the Planning and Zoning requirements are met, there is no substantive change from previous years and with the following condition: Town Staff is notified prior to blasting and that all the conditions from previous approvals remain in place. Mr. Sennett seconded the motion. ***Vote: 7-Yes; 0-No. The motion passed.***

#### **6. New Business:**

- A. PZC-19-006: West High Enterprises, LLC., 201 West High St.,** for a site plan modification for changes to the parking area for unit D and to change 8 units from storage to retail/personal service. Map 12/Block 36/Lot 3-1. Mr. DeCarli stated that he received an email from the applicant requesting to postpone the application until the next regularly scheduled meeting on June 5, 2019.

#### **7. Old Business:**

- A. Updates to Sec. 3.5 Lake Pocotopaug Protection Zone** – Mr. DeCarli asked the members to review the watershed regulations from Columbia, Brookfield and New Milford. He added that he will present an action plan for moving forward at the next meeting. Chairman Kuhr stated that he forwarded the proposed updates to Friends of the Lake for their comments and suggested that it be forwarded to other boards for their comments. He informed Mr. DeCarli that the Friends of the Lake commented that they would like to have clearer and direct language in the Regulations. Mr. DeCarli suggested having future workshops and inviting other boards. Vice-Chairman Zatorski made a motion to continue the Updates to Sec. 3.5 Lake Pocotopaug Protection Zone until the next regularly scheduled meeting on June 5, 2019. Chairman Kuhr seconded the motion. The motion was unanimous in favor.
- B. Amendments to Regulation requiring Public Hearing for new Commercial construction.** Vice-Chairman Zatorski made a motion to continue the proposed amendments to the next regularly scheduled meeting on June 5, 2019. The motion was unanimous in favor.

- 8. Planner's Report** – Chairman Kuhr inquired about ongoing issues on Hawthorne Road. Mr. DeCarli explained that it is from the Town Hall and Police Department project and that the material is 40% silt that goes through every layer of filter that is in place but that it is likely

flushing through. Chairman Kuhr asked about the project at 182 East High Street (across from LocoPerro), he stated that the land tilts toward the stream and that the debris from the site filters through under the road. Mr. DeCarli explained that the site has been clear cut and that there is no disturbance therefore the water is clean. Chairman Kuhr inquired about the blight issues at 8 Forest Street. Mr. DeCarli explained that 8 Forest Street is being cleaned up, 100 Young Street has been cleaned up and further down Young Street there are ongoing issues that are being addressed by the Attorney. KOCO is not in the new building yet. Mr. Tammara inquired about current ordinances to upkeep properties, Mr. DeCarli explained the current Blight Regulations that address those issues. Mr. Gauthier asked about the progress at Theater Square. Mr. DeCarli explained that the project is taking time and that the retention pond is in and the site is landscaped. Mr. Rux commented that the retention ponds at Dollar General seem to be working with all the rain we have had. Mr. DeCarli said he is meeting with the developer at the site to discuss the plantings and grass planting. Chairman Kuhr asked the members to consider having developers put in water lines for new developments.

**9. Set Public Hearing(s) for June 5, 2019 – None.**

**10. Adjournment:** Mr. Rux made a motion to adjourn at 7:34 p.m. The motion was seconded by Vice-Chairman Zatorski and Ms. Wright. The vote was unanimous in favor.

Respectfully submitted,

Christine Castonguay,  
Recording Clerk