

Town of East Hampton
Planning and Zoning Commission
Regular Meeting
January 3, 2018 – 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, James Sennett, Meg Wright, Rowland Rux and Angelus Tammaro. Alternate Member Michael Kowalczyk was present as well as Planning and Zoning Official Jeremy DeCarli. Chairman Kuhr seated Mr. Kowalczyk.

Absent: Regular member Roy Gauthier and Alternate Jason Jozefiak.

Vice-Chairman Zatorski made a motion to include on the agenda “Election of Officers” as the next agenda item. Mr. Rux seconded the motion. **Vote: 7-Yes; 0-No. The motion passed.**

1A. Election of Officers:

Chairman Kuhr asked for nominations for election of Chairman at this time. Vice-Chairman Zatorski made a motion to nominate Mr. Kuhr as Chairman for a second term. The motion was seconded by Mr. Rux. Mr. Rux made a motion to close the nominations; seconded by Vice-Chairman Zatorski. Vice-Chairman Zatorski made a motion to elect Mr. Kuhr as Chairman for a second term. The vote was seconded by Mr. Rux. **Vote: 7-Yes; 0-No. The motion passed.** Chairman Kuhr asked for nominations for election of Vice-Chairman. Mr. Rux made a motion to nominate Mr. Zatorski as Vice-Chairman for a second term. Mr. Sennett seconded the motion. Mr. Rux made a motion to close the nominations. Mr. Sennett seconded the motion. Mr. Rux made a motion to elect Mr. Zatorski as Vice-Chairman. Mr. Sennett seconded the motion. **Vote: 7-Yes; 0-No. The motion passed.**

2. Approval of Minutes:

A. December 6, 2017 Regular Meeting – Vice-Chairman Zatorski made a motion to approve the December 6, 2017 meeting minutes as written. The motion was seconded by Mr. Rux. **Vote: 7-Yes; 0-No. The motion passed.**

3. Communications, Liaison Reports, and Public Comments:

Communications: Mr. DeCarli reported that there were no communications this evening.

Liaison Reports:

Mr. Kowalczyk stated that the Lower CT River Valley Regional Planning Commission did not have a meeting.

Mr. Sennett provided the following report from ZBA: Application of ZBA-17-014, Jennifer Yetishefsky and Karl Sanduig, 18 South Main Street, for a south side setback reduction from 25' to 2' to construct a garage, a north side setback reduction from 25' to 5.3' to construct a deck and for a lot coverage increase from 10% to 16.9%. Map 07A/Block 55/Lot 27. The application was approved.

Vice-Chairman Zatorski stated that items from the Inland Wetlands and Watercourse Agency meeting will be covered under the regular agenda items.

Mr. Rux missed the Economic Development Commission meeting and stated that he and Ms. Wright attended the Water Development Task Force meeting which Ms. Wright elaborated on: She stated that they heard the proposal from Tighe & Bond for the interconnection and they requested a dollar amount from them which will be presented next Thursday. They will also be presenting the proposal to Town Council in January.

Mr. Tammaro had nothing to report this evening from the Design Review Board.

At this time, Chairman Kuhr opened the meeting to public comments regarding anything that is not a public hearing. There were no public comments so Chairman Kuhr closed the public comments at this time.

4. Read Legal Notice for January 3, 2018: Mr. DeCarli read the legal notice for January 3, 2018.

5. Public Hearings for January 3, 2018:

- A. Tammy Strong, PZC-17-023, 78 Mott Hill Rd., for a re-subdivision for 2 lots. Map 24/Block 64/Lot 4D.** Donald Snyder of Snyder Civil Engineering presented. He stated that they have received the Inland Wetlands permit (with conditions) and have received feedback from Conservation Lake Commission. There is an existing home and a proposed home on a lot that was previously sub-divided. They designed the proposed home so there is no impact to the wetlands and have maintained zoning compliance. They are currently working with the Chatham Health District and according to Dan Strong they plan to break ground in April. Thad King stated that soil testing was done and that the most suitable area for the system is at the base of the slope but that Steve Knauf, R.S. of Chatham Health would have to review the soil test results and confirm that. Chairman Kuhr asked if there were any comments from the public. There were none. Vice-Chairman Zatorski made a motion to continue the public hearing for Tammy Strong, PZC-17-023, 78 Mott Hill Rd., for a re-subdivision for 2 lots. Map 24 Block 64/Lot 4D for the next meeting on February 7, 2018. The motion was seconded by Mr. Rux. ***Vote: 7-Yes; 0-No. The motion passed.*** Vice-Chairman Zatorski made a motion to continue the application of Tammy Strong, PZC-17-023, 78 Mott Hill Rd., for a re-subdivision for 2 lots. Map 24/Block 64/Lot 4D to the next regularly scheduled meeting on February 7, 2018. The motion was seconded by Mr. Rux. ***Vote: 7-Yes; 0-No. The motion passed.***

B. Continued: Amendments to East Hampton Zoning Regulations: Section 8.4.M, Special Regulations, Standards For Specific Uses, Accessory Dwelling Units. Vice-Chairman Zatorski made a motion to continue the Amendments to East Hampton Zoning Regulations until the next regularly scheduled meeting. Mr. Sennett seconded the motion. *Vote: 7-Yes; 0-No. The motion passed.*

6. New Business:

A. Tyler Seifert, PZC-17-025, Sears Park, 68 North Main St., to place a pre-made storage shed (8' x 14') at Sears Park. Map 04A/Block 63B/Lot 20. Tyler Seifert presented to the board. He explained that this is an Eagle Scout project he is working on. The shed will store equipment from the East Hampton High School rowing team and that the shed will be the same color as the other buildings at Sears Park. He proposed placing the shed in the rear corner of Sears Park towards the lake side and stated that he received an Agent Approval from IWWA. Vice-Chairman Zatorski made a motion to approve the application of Tyler Seifert, PZC-17-025, Sears Park, 68 North Main St., to place a pre-made storage shed (8' x 14') at Sears Park. Map 04A/Block 63B/Lot 20 for the following reasons: that it meets the Planning and Zoning Regulations, it has been reviewed by Town Staff, it is an improvement to the park for storage of items to be used by the High School. The motion was seconded by Mr. Rux. *Vote: 7-Yes; 0-No. The motion passed.*

B. Christian Michalowski of the Black Walnut Artisan Bread Co., PZC-17-024, 201B West High St. for a Special Permit for a bakery. Map 12/Block 36/Lot 3-1. Mr. Michalowski presented the layout plan to the members. He explained that he would like to open a small artisan bread shop which will be all retail. He will be selling breads, tea, coffee and possibly pastries. The proposed seating capacity is 20 and the proposed hours of operation are Wednesday to Friday 7:30 a.m. to 7:30 p.m. and Saturday to Sunday from 7:30 a.m. to 1:00 p.m. He added that there is an application pending with the Chatham Health District and that they should have a response from them for the next meeting. Mr. DeCarli confirmed the pending application and stated that Town Staff will work with the Chatham Health District on behalf of this application. Vice-Chairman Zatorski made a motion to set a public hearing for the application of Christian Michalowski of the Black Walnut Artisan Bread Co., PZC-17-024, 201B West High St. for a Special Permit for a bakery. Map 12/Block 36/Lot 3-1 for the next regularly scheduled meeting on February 7, 2018. The motion was seconded by Mr. Rux. *Vote: 7-Yes; 0-No. The motion passed.*

C. A. Tyler Renovation, PZC-17-026, 13 North Main St., for a Commercial Site Plan Review and Special Permit for a brewery. Map 1A/Block 39A/Lot 28B. Aaron Tyler presented the members with a site plan and stated that the proposed location of the brewery is in the rear of the existing building and that it will take

up 2/3 of the building. Mr. Guarav Puri stated that he would like to open a brewery and that he has been working with the Chatham Health District as far as the sanitation and food requirements are concerned. He will be putting in an osmosis filter and UV light filter due to the current issues with the water and that he has filed for water screening with the State of CT (a request for a licensed water operator to monitor the water). Mr. Tyler stated that all the asbestos has been removed from the site and that they have received a release from DPH and approval to move forward.

Mr. Rux stated that he as a single Commission member would like to see the proposed maximum parking at this facility, hours of operation, data on site lighting and sidewalk and compliance of the Planning and Zoning Regulations. Vice-Chairman Zatorski made a motion to set a public hearing for the application of A. Tyler Renovation, PZC-17-026, 13 North Main St., for a Commercial Site Plan Review and Special Permit for a brewery Map 1A/Block 39A/Lot 28B for the next regularly scheduled meeting on February 7, 2018. The motion was seconded by Mr. Rux. ***Vote: 7-Yes; 0-No. The motion passed.***

7. Old Business:

A. Continued: Harry Freeman, PZC-17-019, 138 East High St., Amendment to Zoning Regulation: DHD Zone-Diverse Housing Development. Mr. Freeman stated that he is proposing a new regulation: DHD Zone-Diverse Housing Development and that he based it off the existing HOD Zone regulation but omitted the language related to affordable units. He stated that there is a need for diversity for people in different situations and that this new regulation will open it up to meet the expectations of the Plan of Conservation and Development. Chairman Kuhr addressed his concerns regarding clerical discrepancies and definitions in the proposed regulation. Mr. Freeman clarified the following: the DHD Zone would be universal and not specific to 138 East High St. as stated in the application. Mr. DeCarli offered to put together a map to indicate which parcels can utilize this proposed regulation. A discussion followed about taking away from Commercial Zones, re-zoning HOD to DD, residential use in 2 zones and public and private roads. Vice-Chairman Zatorski made a motion to set a public hearing for the application of Harry Freeman, PZC-17-019, 138 East High St., Amendment to Zoning Regulation: DHD Zone-Diverse Housing Development for the next regularly scheduled meeting on February 7, 2018. The motion was seconded by Mr. Sennett. ***Vote: 6-Yes; 0-No; 1-Abstention (Chairman Kuhr). The motion passed.***

B. Continued: Global Self Storage, LLC., PZC-17-021, East High St. for a Zone Change from DD to Commercial. Map 32/Block 85/Lot 7B. The applicant was not present this evening. Mr. DeCarli stated that he received a letter from the applicant today and read the letter into the minutes (the letter will be filed with

the minutes). The letter explained the reason for the zone change request: the parcel abuts the Commercial Zone west to north, it abuts the DD Zone south to east and it is a smaller parcel within the DD Zone. Vice-Chairman Zatorski made a motion to set a public hearing for the application of Global Self Storage, LLC., PZC-17-021, East High St. for a Zone Change from DD to Commercial Map 32/Block 85/Lot 7B for the next regularly scheduled meeting on February 7, 2018. The motion was seconded by Mr. Rux.

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

C. Discussion of Temporary Health Care Legislation and associated changes to the Zoning Regulations. Mr. DeCarli said that he made changes to the draft based on the comments provided by the members and he gave them a copy of that draft for review and discussion. Vice-Chairman Zatorski made a motion to set a public hearing for Temporary Health Care Legislation and associated changes to the Zoning Regulations for the next regularly scheduled meeting on February 7, 2018. The motion was seconded by Mr. Rux. ***Vote: 7-Yes; 0-No. The motion passed.***

D. Farm Brewery Regulations/Discussion – Mr. DeCarli provided the members with a preliminary draft for the members to review and discuss. Vice-Chairman Zatorski made a motion to set a public hearing for the Farm Brewery Regulations as presented and dated January 3, 2018 for the March 7, 2018 meeting. The motion was seconded by Mr. Sennett. ***Vote: 7-Yes; 0-No. The motion passed.***

8. Planner's Report – The Dublin Restaurant at 42 East High Street plans to expand. There is no special permit on file for the restaurant at that location, only the site plan was approved. Mr. DeCarli suggested adding this to the February 7, 2018 agenda as a Public Hearing and Town Staff will get an application on file for a Special Permit before the next meeting. Vice-Chairman Zatorski made a motion to set a public hearing (contingent upon receipt of a completed and paid application) for a Special Permit for an existing restaurant at 42 East High Street for the next regularly scheduled meeting on February 7, 2018. The motion was seconded by Ms. Wright. ***Vote: 7-Yes; 0-No. The motion passed.*** The trailers at Sports on 66 were relocated to another area and if they stay there for an extended amount of time they will be in violation. The Fat Orange Cat Brewery has changed their business model. They have a plan and an application for IWWA to expand the parking area.

9. Set Public Hearing(s) for February 7, 2018 – The public hearings were previously set under Agenda Item #'s: 5A, 6B, 6C, 7A, 7B, 7C and 7D.

10. Adjournment: Mr. Rux made a motion to adjourn 9:28 p.m. The motion was seconded by Vice-Chairman Zatorski. The vote was unanimous in favor. The meeting was adjourned.

Respectfully submitted,

Christine Castonguay
Recording Clerk