

Town of East Hampton
Planning and Zoning Commission
Regular Meeting
April 5, 2017 – 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 7:02 p.m.

Present: Chairman Kuhr, Vice-Chairman Zatorski, Regular Members, James Sennett, Roy Gauthier and Meg Wright. Alternate Member Michael Kowalczyk was present as well as Planning and Zoning Official Jeremy DeCarli. Chairman Kuhr seated Alternate Michael Kowalczyk.

2. Approval of Minutes:

A. March 1, 2017 Regular Meeting – Vice-Chairman Zatorski made a motion to accept the March 1, 2017 minutes as written. The motion was seconded by Mr. Sennett.

Vote: 5-Yes; 0-No; 1- Abstain (Chairman Kuhr). The Motion passed.

3. Communications, Liaison Reports, and Public Comments:

Communications: Mr. DeCarli presented the following communications: a letter from the Central Region Water Utility Coordinating Committee regarding recommended preliminary boundaries and updates that were done, a letter from State of CT Siting Council regarding upgrades to the cell tower on Young St. and the final communication was regarding a small cell wireless communicator that will be installed on North Maple Street in an effort to expand the cell network.

Liaison Reports: Mr. Gauthier reported that the High School project is still on schedule with substantial completion in June. The site work will be finalized over the summer and the ribbon cutting ceremony is September 8. The PH issue with the water is being addressed.

Mr. Kowalczyk stated that the Lower CT River Valley Regional Planning Commission did not meet last month.

Mr. Sennett stated that he attended the ZBA meeting and provided the following: The ZBA approved the following applications: Glen Threlfall of 14 Mark Twain Dr., to reduce the front yard setback from 25' to 7'3" to construct a deck Map 10A/ Block 81/ Lot 19, Application of William and Susan McCann of 41 Middle Haddam Rd., to reduce the north side yard setback from 25' to 10' and the rear setback from 50' to 10' to accommodate a barn/garage Map 02/ Block 9/ Lot 9D and Stacey Golub/CT Draft Horse Rescue of 113 Chestnut Hill Rd., to reduce the north and south side setbacks from 100' to 40' for animal enclosures as required under Section 8.4 D Commercial Stables. There was a 4th application but the applicant was not present so it will be presented at the next meeting.

Vice-Chairman Zatorski stated that Inland Wetlands will be covered under the individual items of the public hearing.

Ms. Wright stated that she attended the Water Task Force meeting on March 9. They refined their request for more information on the top 3 candidates they chose.

Chairman Kuhr stated that he did not attend the Conservation Lake Commission meeting last month. Mr. DeCarli attended the meeting and offered to give a brief overview of the meeting under item # 8 of the agenda.

Chairman Kuhr opened the meeting up to public comments regarding the applications under Item #6 on the agenda only. There were no comments.

4. Read Legal Notice for April 5, 2017: The legal notice was read into the record by Mr. DeCarli.

5. Public Hearings for April 5, 2017:

A. Continued: Amendments to East Hampton Zoning Regulations- Section 8.4.M, Special Regulations, Standards For Specific Uses, Accessory Dwelling Units.

Vice-Chairman Zatorski stated he had some additional questions and did not have a chance to do a comparison. He requested moving this item to the next meeting to give him time to review. Mr. DeCarli provided the members with a more recent draft that represents the comments and suggestions from the members. Mr. DeCarli gave a brief summary of the changes that were made. Mr. Kowalczyk and Mr. Gauthier agreed that they would like to hear comments from the public about including or excluding the R2 zone. Chairman Kuhr asked if there were any public comments at this time. Ann McLaughlin, Chairperson for the Commission on Aging informed the members that the Commission on Aging sent out a town wide survey and once the data is collected they will compare it to the amended draft of the East Hampton Zoning Regulations. Vice-Chairman Zatorski made a motion to continue the public hearing for Amendments to East Hampton Zoning Regulations- Section 8.4.M, Special Regulations, Standards For Specific Uses, Accessory Dwelling Units. The motion was seconded by Ms. Wright.

Vote: 6-Yes; 0-No. Motion passed.

Vice-Chairman Zatorksi made a motion to continue the Application of the Amendments to East Hampton Zoning Regulations to the next regularly scheduled meeting on May 3, 2017. The motion was seconded by Ms. Wright. ***Vote: 6-Yes; 0-No. Motion passed.***

B. Application of East Hampton Housing Authority, 18 West Dr. Bellwood Court- Site Plan Modification, Lake Watershed, to build an addition to the Community Building to create ADA bathroom and handicap accessible laundry and to reconstruct parking lot- Map 04A/ Block 39A/ Lot 2A. Paul Magyar, P.E from Lenard Engineering presented the members with revised plans. He explained that he replaced the 2 CL catch basins with infiltration type storm catch basins to reduce runoff from the site and he modified the grass lined drainage swales. He went on to add that they will be putting a pre-cast concrete beehive infiltrator into a hole in the ground which will be surrounded by 1 ft. of crushed stone and a standard type catch basin on top in an effort to improve runoff. George Wiles from Wiles Architects presented to the members. He stated that part of the goals for the addition is to create a new handicap bathroom that has the proper

clearance for the ADA Standards and to add an addition to the front of the building (less than 100 sq. ft.) that will replace the existing laundry room. Chairman Kuhr asked if there was anyone present from the public who would like to comment on this application. MaryAnn Keeley of 16 West Drive began by stating that she is in favor of Bellwood Court but that she has concerns.

She provided the members with a written summary of her concerns which included traffic issues, additional parking, garbage, maintenance and lighting. Ms. Keeley's written summary will be filed with the minutes. Judie Bobbi, Executive Director of the Senior Housing addressed Ms. Keeley's concerns as well as Tom Denman, Chairman of the Housing Authority. A brief discussion followed about the internal/external cut off on the lights at Bellwood Court as well as the parking area/parking spots. Mr. DeCarli explained that a few months ago a manufacturer's external shield was installed on the light that is closest to Ms. Keeley's property. Vice-Chairman Zatorski made a motion to close the public hearing for the Application of the East Hampton Housing Authority, 18 West Dr. Bellwood Court- Site Plan Modification, Lake Watershed, to build an addition to the Community Building to create ADA bathroom and handicap accessible laundry and to reconstruct parking lot- Map 04A/ Block 39A/ Lot 2A. . The motion was seconded by Mr. Gauthier. **Vote: 6-Yes; 0-No.** Motion passed. Vice-Chairman Zatorski made a motion to approve the Application of East Hampton Housing Authority, 18 West Dr. Bellwood Court- Site Plan Modification, Lake Watershed, to build an addition to the Community Building to create ADA bathroom and handicap accessible laundry and to reconstruct parking lot- Map 04A/ Block 39A/ Lot 2A for the following reasons: it meets the Planning and Zoning requirements, provides needed upgrades to the facility and it improves drainage on the property which will help the health of the lake. Accept with the following conditions: That the Town Staff be notified prior to and after construction, that all erosion and sedimentation controls are in place prior to the start of construction and that the project is approved by Town Staff prior to acceptance. The motion was seconded by Mr. Sennett. **Vote: 6-Yes; 0-No. Motion passed.** Vice-Chairman Zatorski asked Chairman Kuhr to address the lighting issue that was addressed tonight.

- C. **Application of Connecticut Draft Horse Rescue**, 113 Chestnut Hill Road, for Special Permit to Operate a Commercial Stable. Map 13/ Block 22/ Lot 4-2. Stacey Golub provided the members with a professional site plan which she referred to when explaining the proposed project which is to relocate the horse rescue to 113 Chestnut Hill Road. She stated they are going to demolish the existing abandoned house on the property and construct a garage on the footprint. They are also proposing the construction of a horse barn, a hay storage building and relocating the 7 portable shelters that they have at their current location to house the horses in the paddocks at the new location. Chairman Kuhr asked if there was anyone from the public who wished to comment on this application. There were no comments. Vice-Chairman Zatorski made a motion to close the public hearing for the Application of Connecticut Draft Horse Rescue, 113 Chestnut Hill Road, for Special Permit to Operate a Commercial Stable. Map 13/Block 22/Lot 4-2. The motion was seconded by Mr. Gauthier. **Vote: 6-Yes; 0-No. Motion passed.** Vice-Chairman Zatorski made a motion to approve the Application of Connecticut Draft Horse Rescue, 113 Chestnut Hill Road, for Special Permit to Operate a Commercial Stable. Map 13/Block 22/Lot 4-2 for the following reason: that it meets the regulations of the Town and with the following conditions: that Town Staff be notified prior to the start of improvements on the property and that Town Staff be notified when the improvements are complete. The

motion was seconded by Mr. Sennett. *Vote: 6-Yes; 0-No. Motion passed.*

6. New Business:

- A. Application of Wayne Rand, 3 Main St,** for zone change from R1 to PO/R. Map 05A/Block 62/Lot 11. Mr. Rand was not present this evening. Mr. DeCarli informed the members that Mr. Rand was made aware that he needs to apply for a Text Amendment for the PO/R request and that the Text Amendment and Zone Change request would both require a public hearing.
- B. Application of Aaron Tyler, 13 North Main St.,** Site Plan Modification, to create 3 units in a commercial building. Map 01A/Block 39A/Lot 28B. Joel Fuller (Land Surveyor who prepared the plans) presented to the members. He referred to the building plans when indicating where a vestibule will be added to the north side of the front of the building as well as a porch on piers with a covered roof. He went on to add that the mechanicals will be updated to code and that Mr. Tyler would like to create 3 rental spaces for retail. He emphasized that this is Phase 1 which is to remodel the existing structure and that Phase 2 addresses the parking area. Mr. DeCarli informed the members that once the plans for Phase 2 are finalized they will return to present it and that the proposed vestibule will have to have an IWWA Upland Agent review. Vice-Chairman Zatorski asked for clarification for the following: that there will be no change in the amount of impervious surface and that the plans that were submitted for the existing building that are dated March 30, 2017 should state retail space for 1, 2 &3. Mr. DeCarli confirmed both. Vice- Chairman Zatorski made a motion to approve the Application of Aaron Tyler, 13 North Main St., for a Site Plan Modification, to create 3 units in a commercial building. Map 01A/Block 39A/Lot 29B (Chairman Kuhr corrected the lot # which is 28B) for the following reasons: that it meets Planning and Zoning requirements, that there is no increase of impervious surface and that it is an improvement to the existing property and added the following conditions: that Town Staff be notified prior to and after construction and improvements to the property. The motion was seconded by Mr. Gauthier. *Vote: 6-Yes; 0-No (vote was made with the corrected lot number: 28B). Motion passed.*

7. Old Business: None.

8. Planner's Report – Mr. DeCarli provided the following updates: Mr. Rand wants to begin extending Highland Terrace another 500 ft. beyond the 3900 ft. of road that currently exists . Mr. Rand was advised that if he wants to extend it another 500 ft. then he will be required to go all the way to Midwood Farm Road and get a secondary egress. Mr. DeCarli stated that the Town will be requiring core testing in the Skyline and Sunrise subdivisions to check the thickness of the binder course before the roads are turned over to the Town.

There are new owners of Salmon Run and they will be looking to move forward with the project to add the next road in the subdivision. Mr. DeCarli said he is still waiting for an engineer bond estimate. Chairman Kuhr inquired about previous issues at Butler Construction. Mr. DeCarli informed him that there were no further complaints or issues. Clark Hill Estates project is moving forward. There were no revisions to the plans for 37 South Main St. There is no update on the fuel islands. The parking area was installed at The Fat Orange Cat Brewery on Tartia Road. Mr. DeCarli said he did a site visit there yesterday after a considerable amount of rain and reported that it is functioning beautifully, the stone is absorbing the water and they constructed a swale there to catch the water which there was none. They opened for the season last weekend and there were no parking issues or complaints from the neighbors. The applicant for 13 North Main Street will be back with a finalized site plan to present to PZC. Mr. DeCarli presented the Maine Lake Smart Program at the March Conservation Lake Commission meeting. The Maine program is an initiative of DEP for algae bloom, nitrification and other issues. The program is a public information campaign with an assessment component to involve the public in promoting healthier lakes. The Conservation Lake Commission may consider a similar program for Lake Pocotopaug.

9. Set Public Hearing(s) for May 3, 2017 – Continued: Amendments to East Hampton Zoning Regulations- Section 8.4.M, Special Regulations, Standards For Specific Uses, Accessory Dwelling Units.

10. Adjournment: Vice-Chairman Zatorski made a motion to adjourn at 8:40 p.m. *The motion was unanimous in favor.* The meeting was adjourned.

Respectfully submitted,

Christine Castonguay
Recording Clerk