

Town of East Hampton  
**Planning and Zoning  
Commission**  
Regular Meeting February 2, 2022  
Town Hall, Eaton Smith Council  
Chambers Room #107 and Virtual  
Meeting

**DRAFT MINUTES**

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

Chairman Zatorski called the meeting to order at 7:01 p.m.

Present: Chairman Zatorski, Regular Members: Meg Wright, Jim Sennett, Rowland Rux, Vice-Chairman Kuhr, Angelus Tammaro.

Alternate Members: Mike Kowalczyk

Zoning Official Jeremy DeCarli.

Absent: Roy Gauthier and Ted Hintz, Jr

Chairman Zatorski seated Mr. Kowalczyk.

**2. Approval of Minutes:**

**A. January 5, 2022 Regular Meeting:** Mr. Rux made a motion to accept the minutes as written. Mr. Sennett seconded the motion.

*Vote: 6-Yes; 0-No; 1 Abstention (Mr. Tammaro)*

**3. Communications, Liaison Reports and Public Comments:** Mr. DeCarli stated the Connecticut Federation of Planning and Zoning Agency will be holding their annual conference on March 24, 2022. Chairman Zatorski reported IWWA had an application for seawall repair. Mr. Kowalczyk reported RPC met and had a kickoff for the Regional Housing Plan Meeting and they are interviewing for vendors for regional digitalization of building department records. The following Commission Members did not have anything to report: Mr. Tammaro, Mr. Sennett, Vice-Chairman Kuhr, Ms. Wright, Mr. Rux. Chairman Zatorski asked for public comments at this time. There were no public comments.

**4. Read Legal Notice for February 2, 2022:** None.

**5. Public Hearings for February 2, 2022:**

**A. Amendment to Zoning Regulations - Sections 2.2, 4.1.B, 4.2.B, 4.3.B, 4.4.B and Addition of Section 8.4.O and 8.4.P to allow for Home Occupations and Home-Based Businesses.** Chairman Zatorski stated there are outstanding issues pending review from the lawyer. Chairman Zatorski asked for public comments at this time. There were no public comments. Mr. Rux made a motion to continue the public hearing for Amendment to Zoning Regulations - Sections 2.2, 4.1.B, 4.2.B, 4.3.B, 4.4.B and Addition of Section 8.4.O and 8.4.P to allow for Home Occupations and Home-Based Businesses to the next regularly scheduled meeting March 2, 2022. Vice-Chairman Kuhr seconded the motion. Mr. Tammaro asked Mr. DeCarli to forward comments from legal counsel. *Vote: 7-Yes; 0-No*

**B. Enact Opt-Out Provision for Accessory Dwelling Units as Provided for in Section 6(f) of Public Act 21-29.** Chairman Zatorski stated the Commission discussed and prepared their own accessory dwelling unit regulations that pre-dates any discussion and/or activity at State Capitol. Chairman Zatorski proposes to opt-out and prepare a presentation for the Town Council. Commission Members briefly discussed the ADU regulation and the presentation. Chairman Zatorski asked for public comments at this time. There were no public comments. Mr. Rux made a motion to continue the public hearing to Enact Opt-Out Provision for Accessory Dwelling Units as Provided for in Section 6(f) of Public Act 21-29 to the next regularly scheduled meeting March 2, 2022. Vice-Chairman Kuhr seconded the motion. *Vote: 7-Yes; 0-No*

**6. New Business:** None

**7. Old Business:**

**Application PZC-21-021: Global 66, LLC, 265 West High St., Site Plan Modification, Map 6/Block 12/Lot 9.** Mr. DeCarli stated no new documents have been submitted from the applicant and only a revised verified pleading. Attorney Timothy Furey representing the applicant presented. Attorney Furey explained proposed plans have been adjusted to remove proposed activity in the 30ft residential zone. Attorney Furey explained proposed parking complies with zoning regulations. Attorney Furey addressed concerns with the use of the building by the intervener and explained a special permit for storage use was issued by the Commission. Mr. Rux asked what are the proposed changes to the current parking. Attorney Furey explained that entire parking lot will not be used for parking but remain an open area and potentially plant grass in that area. Mr. Rux explained any further interest in developing a building at that location will need a site plan modification, and asked Mr. DeCarli what the regulations were for possible future buildings. Mr. DeCarli explained the lot is large enough to support additional buildings and noted parking requirements regarding use. Chairman Zatorski asked if Mr. DeCarli reviewed revised storm water plan for the site and stated he did not see any changes regarding peak outflows. Mr. DeCarli replied he did review and there are no significant impacts. Mr. Baltramaitis, Engineer, explained proposed onsite parking will consist of 15 designated spaces with the ability to park more and noted town regulations do not have parking requirements for self-storage use. Mr. Baltramaitis noted traffic/parking publications and the ability to increase the number of parking spaces. Mr. Baltramaitis explained the changes to proposed plans do not negatively impact drainage calculations and the changes reduced impervious areas. Mr. Tammaro asked for clarification of the swale on the site plan. Mr. Baltramaitis explained on the west side of building the drainage pipe runs along 2 catch basins and that pipe will be an underground detention system with a perforated pipe that lays in stone. Mr. Tammaro asked about hazardous materials on site and if there is intention or is that happening. Attorney Furey replied that it does not happen and submitted into record standard rental agreement which stated hazardous waste are not to be stored. Mr. Tammaro asked if restrictions were applied would that go with the land. Mr. DeCarli explained this type of storage building is under building code and hazardous waste/ material are not allowed to be stored there. The Building Official and Fire Marshal have reviewed permits and the use of building has been approved. Vice-Chairman

Kuhr asked if it is regulated by the State. Attorney Furey explained it depends what is being stored inside and the Fire Marshal has oversight. Mr. Kowalczyk asked if gravel parking will remain. Attorney Furey replied a portion will be paved in the front. Peter Pach of 59 Middle Haddam Road expressed concerns with the vegetation buffer, discrepancies of storm water calculations, parking spaces and hazardous storage. Mr. Tamaro asked Mr. DeCarli about the vegetation buffer. Mr. DeCarli explained zoning regulation for the 15ft buffer. Chairman Zatorski asked that any motion on this application have the vegetated buffer meet the regulations and be acceptable by Town Staff. Earl Phillips of 4 Shipyard Road expressed concern with the proposed vegetated buffer and parking citing the environmental intervention filed. Vice-Chairman Kuhr asked for clarification on rental agreement regarding hazardous contamination. Attorney Furey explained the rental contract tenants receive. Commission Members briefly discussed proposed parking spaces. Wayne Rand, Property Owner of 265 West High, explained he owns several storage facilities and typically there are only 3-5 cars at one time when it is busy. Chairman Zatorski asked for a motion to accept Application PZC-21-021: Global 66, LLC, 265 West High St., Site Plan Modification, Map 6/Block 12/Lot 9 as presented for the following reasons: it meets are regulations and requirements for the Town of East Hampton with the following conditions: the vegetated buffer meets the regulations between the commercial and residential properties and is acceptable by Town Staff, Town Staff be notified of construction including onsite inspection by Town Staff, and storm water attenuation guide is consistent with from tables to narrative. Vice-Chairman Kuhr made a motion to approve Application PZC-21-021: Global 66, LLC, 265 West High St., Site Plan Modification, Map 6/Block 12/Lot 9 and Mr. Rux seconded the motion. **Vote: 7-Yes; 0-No**

- 8. Planner's Report** – Mr. DeCarli explained as of January 1, 2023 all commission members will be required to receive four hours of training within the first year and 4 hours every other year after that and will send Commission Members additional information. Mr. DeCarli received a request for a food truck/trailer on a seasonal basis in the industrial zone and wanted to know how the Commission would like to handle food trucks in an industrial zone. Commission Members discussed seasonal food trucks in the industrial and commercial zone. Mr. Tamaro asked for the food trucks to be discussed as an agenda item.
- 9. Set Public Hearing(s) for March 2, 2022** – A public hearing was set for Agenda Items: 6A, B and C
- 10. Adjournment** – Chairman Zatorski made a motion to adjourn at 8:10 p.m., seconded by Ms. Wright. The vote was unanimous in favor. **Vote: 7-Yes; 0-No**

Respectfully submitted,



Cheryl Guiliano  
Recording Secretary

