



To: Planning & Zoning Commission
From: Jeremy DeCarli, Planning & Zoning Official
RE: May 4, 2022 Planning and Zoning Commission Regular Meeting – Staff Notes
Date: April 29, 2022

The following are staff notes and comments as they relate to agenda items. Additional information and documents are available on the website. The status of applications is subject to change between the date of this memo and the date of the meeting.

5. Public Hearings:

A. **PZC-22-004: Saint Clements Marina, 49 Oakum Dock Road** for Site Plan Modification in C Zone – Section 5.2.B. Map 02/ Block 9A/ Lot 4.

The application consists of a modification to the use of existing facilities at the property. The site currently contains a large concrete platform which has been used as a fishing pier and a location for wedding ceremonies. It has/had railings on all the three riverine sides and is not capable of acting as a boat dock. This proposal is to change the configuration of the platform such that it would be capable of being used as a boat dock for boats of up to 125' in length.

Please be mindful that all construction work proposed related to this project is waterward of the Coastal Jurisdiction Line (CJL), which the Town has no jurisdiction over. However, because the intended use of the platform will change and the fact that it is connected to the land and will change the access to the property, you are being asked to review the project. As you know, the marina aspect of the property is a legal use. It has been confined to the northwest area of the property in and surrounding the boat basin. This project essentially extends the area of the marina southward to the concrete platform. The entire property had been used for marine uses up to about 2008.

Use of the dock strictly as an access point can somewhat be compared to an additional driveway entrance into the property.

Things to consider in making a decision: parking requirements, noise and impacts to neighboring properties, overall use of the dock (who will be using and for what purpose?), how will access be restricted to unauthorized users on the riverside? Also consider that the banquet facility was given a maximum occupancy of 150 persons. Is the use strictly for arrival and departure for events at the banquet facility or of large tour boats unaffiliated with events at the marina or the banquet facility?

6. New Business:

A. **PZC-22-006: James Marino, 27 Salmon Run** for 2 lot Subdivision Map 35/ Block 95/ Lot 7/ 51.

The application proposes a resubdivision within the existing Salmon Run subdivision. As you'll recall, Salmon Run is an open space subdivision as allowed by Special Permit regulated by Section 8.6 of the Zoning Regulations. The regulations require that the number of lots be determined by a yield plan based on a traditional subdivision laid out on the parcel using the requirements of the underlying zone, in this case R-4. The yield plan, which has been submitted as part of this application allowed for up to 62 lots on the original parcel. The original approved subdivision created a total of

57 lots which allowed for the creation of 5 additional lots in the future. Several lots were created double the size of others, allowing for the creation of new lots.

This application proposes to split a “double” lot in half, which lies at the corner of Salmon Run and Deer Meadow. Both lots will front on Salmon Run. Comments have been received by Chatham Health District and are included with the application materials. Salmon Run has been accepted by the Town. Deer Meadow is fully constructed and currently owned by the developer. It is anticipated that a request to accept the road will come later this year.

Because this is a resubdivision, a Public Hearing is required.

Recommendation: Schedule a Public Hearing for June 1, 2022.

B. PZC-22-007: Carrie Sue Clausi, 124 Tartia Road, for 2 Subdivision Map 27/ Block 54/ Lot 7. The application proposes a resubdivision of land on Tartia Road. Both lots being created will have direct access to Tartia Road and meet all requirement of the R-4 zone. The resubdivision will require a Public Hearing.

Recommendation: Schedule a Public Hearing for June 1, 2022.

7. Old Business:

A. Discussion: Updates to Zoning Regulations to comply with PA 21-29

Although not prepared for today’s report, I will have updates for you by the time of the meeting for Articles 5-6 of the Regulations. I’ll ask that you consider those and discuss further at the June meeting.

8. Planner’s Report

- I will be out of State for the June 1 meeting. Cheryl will take my place in the room and I will be attending via zoom.
- There will be a meeting later this month to discuss the draft Regional Housing Plan and the Eats Hampton annex which will serve as the Town’s affordable housing plan. I will forward the meeting information to you once it becomes available. As a reminder, CGS 8-2j requires all municipalities to have an Affordable Housing Plan no later than July 1, 2022. RiverCOG is developing this plan on a regional scale to fulfill the statutory requirement.
- House Bill 5269 was passed and signed by the Governor on April 28. This is a change to the FOIA laws allowing for remote and hybrid meetings in perpetuity. Requirements for holding an all remote or hybrid meeting include notice of the remote meeting at least 48 hours prior to the meeting, and providing a space for members of the public to view the meeting if a request is made at least 24 hours in advance. The agenda must also include instructions for viewing the meeting. As a note, this will have next to no impact on the land use commissions as all of our agendas include instructions for connecting, agendas are posted well in advance of 48 hours of the meeting, and the same link is used for every meeting and available on the Commissions website.