

EAST HAMPTON PLANNING & ZONING COMMISSION

Staff Notes

The following are notes regarding the items as they appear on the July 1, 2020 PZC agenda. Recommended actions are just that, recommendations to the Commission. They should not be construed as requirements.

5. Public Hearings for July 1, 2020:

- A. Application PZC-20-001: Sports on 66, LLC., 265 West High St.,** for a Special Permit to sell Alcohol as an accessory use. (Sec. 8.4.B). Map 6/Block 12/Lot 20.

The applicant has requested an extension to this application. The applicant has requested an extension to this application. With the Statutory allowance for extensions, and a further 90 days provided by Executive Order due to COVID 19, this Public Hearing can be opened as late as the September 2, 2020 meeting.

- B. Application PZC-20-002: Stanislaw Oleksenko, 11 Cone Road,** 4 lot subdivision of 14.766 acres parcel. Map 6/Block 36/Lot 6A.

We have received the driveway access and maintenance agreement. At this point, all documents have been secured. The applicant has done due diligence to ensure this subdivision meets the requirements of the regulation.

Recommended Action: Move to approve the subdivision application. Motion should include the reason for approval and any conditions.

- C. Application PZC-20-004: Lisa Sherman, 50 Main St.,** for a Zone Change: R-1 to PO/R. Map 02A/Block 47/Lot 25

This Public Hearing has not yet been opened. If the Commission desires to, it can wait to open the hearing until a later date. However, if the applicant wants to open the Hearing, it would be prudent to do so. As of the time of this writing, we have not heard from the applicant with regard to the July 1 meeting. With the Statutory allowance for extensions, and a further 90 days provided by Executive Order due to COVID 19, this Public Hearing can be opened as late as the September 2, 2020 meeting.

- D. Application PZC-20-010: Edgewater Hill Enterprises, East High St.,** for a Re-Subdivision for 2 lots. Map 10A/Block 85/Lot 5C

This application is for the creation of two new lots within the master plan. One lot will serve the MS-2 building, the other lot will be for a future phase of the project.

Recommended Action: Approve Re-subdivision.

E. Updates to Sec. 3.1 Lake Pocotopaug Protection Zone

The latest revised draft is dated 1/7/2020. Three public workshops were held and many comments were received and incorporated into the draft.

6. New Business:

- A. Application PZC-20-013: Peter & Sheila Engel, 11 Markham Rd.,** for a Re-subdivision for 3 lots. Map 35/Block 91/Lot 2-3A

This is a re-subdivision of a large lot to create two-new residential lots in the R-4 zone. This application will require a Public Hearing.

Recommended Action: Schedule a Public Hearing for August 5 regular meeting.

7. Old Business:

- A. Application PZC-20-011: Edgewater Hill Enterprises, East High St.,** for a site plan review for a new mixed use building in accordance with the MUDD Zone Master Plan. Map 10A/Block 85/Lot 5C

This is a Site Plan review in accordance with the MUDD zone and a previously approved Master Plan for the Edgewater Hills development. The application is consistent with the Plan which was reviewed and approved in 2012. The application consists of the build-out of Market Square 2, a mixed use building consisting of three stories and associated site improvements. The ground floor will consist of commercial space, while the upper two floors will be apartments. This will be similar aesthetically to the existing MS 1 which was approved by the Commission in 2017. The application has been approved by the IWWA and received favorable comments from the Conservation-Lake Commission. Anchor has reviewed the drainage plans, comments are included with your packet.

Recommended Action: Approve the Site Plan application as it is consistent with the MUDD regulations and the pre-approved Master Plan for the development.

- B. Application PZC-20-003: Lisa Sherman,** for an Amendment to Zoning Regulation 5.4.A PO/R Zone.

The Public Hearing on this application closed on March 4, 2020. If the Commission desires to, it can wait to render a decision until a later date. With the Statutory allowance for extensions, and a further 90 days provided by Executive Order due to COVID 19, this item can be decided upon as late as the October 7, 2020 meeting

- B. Discussion:** Update Sign Regulation to Include PO/R Zone Sign Standards.

Language as provided to the Commission for consideration at the last meeting. Please provide any comments to me so that the draft can be updated.

- C. Discussion:** Home Based Occupations

Chairman Zatorski gave a brief presentation to the EDC at their last meeting. The conversation was productive and the EDC is interested in working with the PZC to develop sensible regulations that will solve the long standing problem while protecting neighbors and homeowners. At the last meeting, my questions were:

1. Does the Commission want to specify the types of home occupations allowed, or specify the types that are prohibited?
2. Is a tiered system preferable, where some uses are as-of-right and others require a permit?
3. Is a staff review acceptable for certain uses, or should all proposals come to the Commission?
4. If a tiered system is preferred, are all tiers allowed in all zones?
5. What are the dividing lines between types of occupations in a tiered system?

I'd like to begin getting some thoughts from the Commission so that once it is safe to do so, we can begin holding public workshops to guide the creation of draft regulations.

- D. Updates to the Official East Hampton Zoning Map**

This item should be kept on the agenda until the Main Street applications are decided upon.

8. Planner's Report

The new Town Hall has now opened to the public. We continue to urge people to do as much online and virtually as possible and to follow all safety protocols when in the building.

The Lake Aeration compressor at the Edgemere Beach is up and running. The compressor unit at the Brookhaven Park Beach is under construction and will be turned on in the next couple of weeks.

We had a pre-application meeting with the architect, engineer and owners for the 49 Oakum Dock Road project late last week. The meeting went well and we are anticipating that construction will begin on that project later this summer. We will be heavily involved.

I had a very successful meeting with representatives for the Food Bag on the corner of Main and Colchester two weeks ago. You will likely be receiving applications to begin the process of the reconstruction at your next meeting.

A grant application was submitted today to CT DEEP for an Open Space and Watershed Land Acquisition grant to fund the purchase of approximately 7.5 acres in the Lake Watershed. I will update you on the status of the grant as we move forward.



Jeremy DeCarli
Planning & Zoning Official