

Town of East Hampton
**Planning and Zoning
Commission**
Regular Meeting July 7, 2021 – 7:00 P.M.
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 7:03 p.m.

Present: Chairman Zatorski, Regular Members: Meg Wright, Jim Sennett, Roy Gauthier, Vice-Chairman Kuhr, and Angelus Tamaro, Alternate Member Mike Kowalczyk and Zoning Official Jeremy DeCarli.

Absent: Roland Rux and Ted Hintz, Jr.

Chairman Zatorski seated Mr. Kowalczyk at this time.

2. Approval of Minutes:

A. June 2, 2021 Regular Meeting: Mr. Gauthier made a motion to approve the June 2, 2021 minutes as written. Vice-Chairman Kuhr seconded the motion. Mr. Tamaro stated that the minutes should be amended to reflect Mr. Hintz, Jr.'s affirmative vote pertaining to Application PZC-21-007. Chairman Zatorski made a motion to amend the minutes to reflect the affirmative vote. The motion was seconded by Mr. Tamaro. *Vote: 6-Yes; 0-No; 1-Abstention (Mr. Sennett).*

3. Communications, Liaison Reports and Public Comments:

There were no communications.

Mr. Sennett attended the June 14th ZBA meeting and reported that the following applications were approved: Application ZBA-21-006, Michael Epright, Esq., 145 Main St., to reduce the side setback from 25' to 10' and to increase the lot coverage from 10% to 12.64% to construct a 24' x 36' accessory building with detached garage Map 6A/Block 56/Lot 27 and Application ZBA-21-007, Philip Healey, 63 Skyline Drive, to increase the lot coverage from 10% to 12% for a 420 SF pool and 592 SF deck Map 18/Block 44/Lot 48.

Mr. Kowalczyk stated that the public hearing for the Regional Plan of Conservation and Development is closed and that the draft will be finalized in the coming months.

Chairman Zatorski, Vice-Chairman Kuhr, Ms. Wright, Mr. Tamaro and Mr. Gauthier did not have a report at this time.

Chairman Zatorski asked for public comments pertaining to anything not related to agenda items 5A or 5B. There were no comments.

4. Read Legal Notice for July 7, 2021: Staff read the legal notice for the record.

5. Public Hearings for July 7, 2021:

A. Application PZC-20-024: Paula Free, 249 West High St., for a special permit per Sec. 8.4 Motor Fuel Filling Station with a proposed convenience store in the Commercial Zone, Section 5.2. Map 06/Block 12/Lot 1B. Attorney Jezek stated that there was a recent site visit with a representative from the State DPH. Mark Smith, P.E. with CNG Engineering confirmed the site visit and stated that the existing

historic well had to be abandoned and that the proposed well had to be raised a few inches. All documentation has been provided to the State DPH. He went on to add that there will only be a left turn to exit and a left and right turn to enter and that a DOT permit will be required. Attorney Jezek stated that they are still waiting for final approval paperwork from the State DPH and asked that they continue this application to the next regularly scheduled meeting on August 4, 2021. Chairman Zatorski asked for public comments. There were no comments. Vice-Chairman Kuhr made a motion to continue the public hearing for Application PZC-21-024: Paula Free, 249 West High St., for a special permit per Sec. 8.4 Motor Fuel Station with a proposed convenience store in the Commercial Zone, Section 5.2 Map 06/Block 12/Lot 1B to the next regularly scheduled meeting on August 4, 2021. The motion was seconded by Mr. Tamaro. **Vote: 7-Yes; 0-No.** Vice Chairman Kuhr made a motion to continue Application PZC-21-024: Paula Free, 249 West High St., for a special permit per Sec. 8.4 Motor Fuel Station with a proposed convenience store in the Commercial Zone, Section 5.2 Map 06/Block 12/Lot 1B to the next regularly scheduled meeting on August 4, 2021. The motion was seconded by Mr. Tamaro. **Vote: 7-Yes; 0-No.**

- B. Updates to East Hampton Zoning Map** – Mr. DeCarli provided the members with materials regarding the proposed updates and changes to the map which include all approved zone changes from prior years as well as parcels that were added to the Reserved Land Zone (RL). Chairman Zatorski pointed out for the record a memo (dated 7/7/2021) that Mr. DeCarli sent to the members explaining the updates to the official zoning map. Page 1 of the memo is a brief summary and the opposite side is the correspondence to the members regarding the map being presented. Mr. DeCarli presented the updated map and pointed out the changes that were made along with an explanation for each. A brief discussion followed. Chairman Zatorski asked for public comments. There were no public comments. Vice-Chairman Kuhr made a motion to close the public hearing for Updates to East Hampton Zoning Map. The motion was seconded by Mr. Tamaro. **Vote: 7-Yes; 0-No.** Vice-Chairman Kuhr made a motion to approve the updates to the East Hampton Zoning Map. The motion was seconded by Mr. Tamaro. **Vote: 7-Yes; 0-No.**

6. New Business:

- A. Application PZC-21-013: Connecticut Water Company, 204 Edgewater Circle, Site Plan Review for the Construction of a water treatment facility and associated site improvements. Map 10A/ Block 85/ Lot 15.** Ryan Flemming, P.E. presented. The project is to provide a modular system that will increase the gallons per minute from 35 to 105. The structure will be a 3000 sq. ft. barn type pre fab steel framed building. It will not be manned but will have automated devices. It will be a treatment to remove iron and manganese and provide disinfecting drinking water from 12 wells. The Laurel Ridge system will be redirected to the new facility as indicated in the site plans. The plan also includes an access road and a 300,000 gallon water storage tank. There will be retaining walls to maintain the access roads and timber guard rails along them and CT Water will have an easement on the property. The roads were designed for large vehicles to access them. There will be a locked manual access gate that the fire department can access. In addition to detention and drainage that will be added to the site, there are detention ponds adjacent to the site that will store drainage as well. There will be 16" high spill containment concrete walls and a sensor that will alarm and shut down and alert the water company if liquid is dispensed. Vice-Chairman Kuhr made a motion to approve Application PZC-21-013: Connecticut Water Company, 204 Edgewater Circle, Site Plan Review for the Construction of a water treatment facility and associated site improvements Map 10A/ Block 85/ Lot 15 for the following reason: to improve the water availability per Planning and Zoning requirements and with the following conditions: the permit be approved by Town Staff, Town Staff be notified

prior to the start of construction and per the plans dated June 20, 2021 and received on June 29, 2021. The motion was seconded by Mr. Sennett. *Vote: 7-Yes; 0-No*

- B. Village Center Plan:** Chris Roberts, Planning Intern – Mr. Roberts explained that the overall goals for the plan are to create pedestrian and bike friendly infrastructures around the village center and to create a space where people would want to spend time. To obtain the goal he suggested street scape improvements, increase signage for navigation and increase public gathering spaces as well as parking. The area is a mixed use retail with apartments and restaurants. An analysis of the parking was done and it currently meets the minimum in terms of the Regulations and almost meets the maximum. He conducted a SWOT (Strength, Weakness, Opportunity and Threats) analysis with the business owners and shared the results: Strengths – businesses promoting each other, diversity of businesses, customer traffic, historical charm. Weaknesses: infrastructure, sidewalks, parking and lack of signage. Opportunities: redevelopment of the mill buildings, increase in biking and pedestrians. Threats: traffic and blighted properties. Mr. DeCarli added that they will be having a community meeting in August and will formulate a plan based on the comments received.

7. Old Business:

- A. Discussion: Pools and lot coverage** – Mr. DeCarli explained that this has been a frequent issue brought before the Zoning Board of Appeals and suggested changing the definition of impervious coverage. Chairman Zatorski asked Mr. DeCarli to draft a proposal for a public hearing at the next regularly scheduled meeting on August 4, 2021.
- B. Discussion: Update Sign Regulation to Include PO/R Zone Sign Standards.** Chairman Zatorski asked the members to read the draft and to have a discussion at the next meeting.
- C. Discussion: Home Based Occupations** – There was a meeting with the Economic Development Commission to discuss this and an action for the next meeting was drafted. The “Definitions” will be discussed at the next meeting on July 27th at 6:30.

- 8. Planner’s Report** – Mr. DeCarli asked the Commission for future discussions pertaining to the following topics: making Accessory Dwelling Units as of right or opt out of it and maintain the existing regulations. The members shared their ideas and comments. Chairman Zatorski stated that he would like the topic added to the August agenda as a discussion and a public hearing for the September meeting. Medical marijuana will be available for retail sale in CT by June 2022 therefore Mr. DeCarli would like to start the discussion about whether the Commission wants to allow it as written or prohibit it. Chairman Zatorski asked the members to review the “outdoor dining” memo that was given to the members for discussion next month.

- 9. Set Public Hearing(s) for August 4, 2021** – A public hearing was set under Agenda #7A.

- 10. Adjournment** – Mr. Tammaro made a motion to adjourn at 8:18 p.m., seconded by Ms. Wright. The vote was unanimous in favor.

Respectfully submitted,

Christine Castonguay
Recording Secretary