



STAFF REPORT

Agenda Item: 7.B
Re: 8-24 Review – Sale of Town Owned Property
Location: 20 Eats High Street
Map 05A/ Block 62/ Lot 5A
Date: January 8, 2020

The Town Manager has requested that the Planning and Zoning Commission conduct a review of the potential sale of Town owned property located at 20 East High Street, currently used as the Town Hall and Police Department pursuant to Section 8-24 of the Connecticut General Statutes.

As you know, Section 8-24 of the General Statutes states that “**No municipal agency or legislative body shall... (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building,.... until the proposal to take such action has been referred to the commission for a report.**

The primary purpose of this review is to ensure consistency with the Plan of Conservation and Development and the comprehensive plan of the Town. Things to consider are location, adjacent property uses, underlying zone, availability of utilities, and the transportation network. The review should not include things not directly related to the planning function of the commission including, but not limited to the sale price and the value of the property, as these are under the purview of the Town Council.

Consistency with POCD

The current proposal is to sell the property to a private developer, possibly for the reuse as a mixed office building. Please refer to the memo from Mr. Cox, Town Manager, for further information on the possible reuse of the facility.

On page 80 of the POCD, it is stated that as part of any move of the Town Hall to another location, the Town should “*allow for a proactive redevelopment plan for the existing Town Hall site, which is in a highly desirable location in the business district on Route 66 (East High Street). In redeveloping the current Town Hall site, every effort should be made to ensure that the site is developed in a way that complements existing businesses in appearance, function, and (preferably local) ownership.*” Based on this statement alone, the proposal is consistent with the POCD. Any future use would be subject to the requirements of the Zoning Regulations and the Commercial Zone. The property lies along a major thoroughfare, lies within the heart of commercial area, and is served by both natural gas and the municipal sewer system.

Being that the Town will move its operations away from 20 East High Street in the coming months, it is the opinion of the Staff that the Commission make a recommendation to the Council to sell the property in order to advance the future best use of the property.

Attached to this memo is a proposed resolution that the Commission can choose to approve to send on to the Town Council.

RESOLUTION OF PLANNING AND ZONING COMMISSION

Item 7.B (Sale of Municipal Property):

M. _____ introduced the following resolution, which was seconded by
M. _____:

RESOLVED, That the Planning and Zoning Commission of the Town of East Hampton approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

Sale of Municipal Property, currently used as the Town Hall and Police Department located at 20 East High Street and identified on the Assessors Map as Map 05A/Block 62/ Lot 5A. The property consists of approximately .9 acres of land; two buildings, one, a two level structure of approximately 12,300 square feet, the other a one story structure of approximately 900 square feet; and a parking lot for approximately 30 vehicles

provided that this resolution is for approval of conceptual plans only. The project is subject to and shall comply with all applicable laws, regulations and permit approvals, and this resolution shall not be a determination that the project is in compliance with any such applicable laws, regulations or permit approvals.
