



To: Planning & Zoning Commission

From: Jeremy DeCarli, Planning & Zoning Official

RE: June 7, 2023 Planning and Zoning Commission Regular Meeting – Staff Notes

Date: May 31, 2021

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.

3. Communications, Liaison Reports, and Public Comments (Use the “Raise Your Hand” feature to speak)

You have received official notification of an upcoming application to the Connecticut Siting Council for the installation of a 5 megawatt battery storage project being developed at 44 Skinner Street, adjacent to the Solar Farm which was constructed in 2020.

The Fire Marshal, Building Official, and I have met with the development team a few times over the last 8 months and are aware of the upcoming project. This is considered a utility with all permitting done at the State level (CSC, DEEP, etc). I have asked for a full plan set when it becomes available and the Commission will have the opportunity to review the plans and make comments to the Siting Council as you see fit.

5. Public Hearings:

A. PZC-23-011: Edgewater Hill, 10 Edgewater Circle, Text Amendment regarding water requirement in MUDD zone per Sec. 6.4.D.3.d.3, Map 10A/ Block 85/ Lot 5B

As you will recall, this text change is being proposed due to the developer being informed that Connecticut Water Company does not have the ability to treat the quantity of water needed for additional phases of development.

As a reminder, the Public Hearing opens on June 7 and the Commission has 35 days to discuss and obtain additional information before the hearing must close. If the Commission chooses not to approve the text change, the developer will likely need to obtain variances for additional phases of the development if CT Water continues to deny service.

B. Text Amendment Regarding Required Setbacks on Non-Conforming Lots in the R-1 Zone: Section 8.2 of the East Hampton Zoning Regulations

Both the ZBA and CLC have asked for additional time to review the proposed change before making any comments to the PZC. I will be attending the June 8 CLC meeting to discuss this further with that Commission and it will be an agenda item for the June 12 ZBA meeting.

6. New Business:

A. PZC-23-013: M&J Bus, Inc., 9 Young St. Special Permit for School Bus Storage Facility, Section 5.3.C.6 – Map 20/ Block 33/ Lot 7A

M&J Bus Inc. was awarded the contract to provide transportation for the East Hampton Public Schools and has purchased the property at 9 Young Street with the intention of locating their

school busses and vans on the site. The property is located in the Industrial zone and the use is considered a contractor storage and office facility as allowed in Section 5.3.C.6. This is the former Butler facility.

As a Special Permit use, this will require a Public Hearing. As the timing is somewhat sensitive with summer school beginning in July and the regular school session beginning in September, I suggest opening a Public Hearing at the July 5 meeting.

7. Old Business:

- A. PZC-23-010: Ismet Dedusaj**, Lakeside Bar & Grill, 81 North Main Street, Site plan review to allow outdoor music per Sec. 5.2.B.7, Map 04A/ Block 45A/ Lot 21

As you will recall, this item was on the agenda at the May meeting, but the applicant was not present to discuss the application.

The proposal is to allow for outdoor entertainment at the restaurant. The application does not specify days or hours when entertainment would be provided or details on whether it would be acoustic or amplified. The Commission should consider all of the above when making a decision. This is a Site Plan modification as it is an accessory use to a permitted business in the C zone.

- B. PZC-23-012: Michael Bakaj**, 37 South Main Street, a 22-lot (33 units) HOD subdivision in existing HOD Zone, Map 20 Block 51/ Lot 27

A Public Hearing has been scheduled for July 5. Comments have been received from the Town Engineer which have been forwarded on to the Project Engineer. I have also provided a staff review. Additional reviews will be received from the Fire Marshal and Public Works Director before an updated plan is submitted.

- C. Discussion: Legislature Updates**

The current session ends on June 7. As of today, there are no updates on any of the bills the Commission has been watching. If more information becomes available, I will pass it along.

8. Planner's Report

Work is progressing on the new Two Brothers location at 20 East High Street. The last estimate I received was for an opening in mid-July.

I have been in discussions with a developer of a new 15-16 lot subdivision on Flanders Road. No formal applications have been submitted, but soil testing has been completed and I anticipate an application to the PZC to be made sometime this summer.

The Skyline Estates subdivision is nearing build-out. There are currently only nine lots available of the original 86.

All lots in the Salmon Run subdivision which have access to a road have been developed. I have had informal conversations with the owner about the next phase of development. The developer indicated that they are near to initiating the next phase; however, I have not seen any movement. As a reminder, the Commission approved a re-subdivision to allow the completion of the development in 2022.