

**EAST HAMPTON PLANNING & ZONING COMMISSION  
REGULAR MEETING**

Date: March 3, 2021  
Place: Virtual Meeting: See Instructions Below  
Time: 7:00 p.m.

RECEIVED FOR RECORD  
TOWN CLERK'S OFFICE  
2021 MAR 2 PM 1 46  
KELLY SHLOEBAU TC  
EAST HAMPTON CT 06424

**AGENDA**

1. Call to Order and Seating of Alternates
2. Approval of Minutes:
  - A. February 3, 2021 Regular Meeting
3. Communications, Liaison Reports, and Public Comments (Use the "Raise Your Hand" feature to speak)
4. Read Legal Notice for March 3, 2021:
5. Public Hearings for March 3, 2021: (Use the "Raise Your Hand" feature to speak)
  - 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. *Continued to the April 7, 2021 meeting per the applicant.*
  - B. Application PZC-20-026: Long Hill Estates, LLC., for a Zone Change from R-2 to C for a new 1.5 acre lot. Map 06/Block 12/Lot 8. *Continued to the April 7, 2021 meeting per the applicant.*
  - C. Application PZC-21-001: Gloria & Troy Deleon, 16 Wells Ave., for a Special Permit for an Accessory Dwelling Unit per Sec. 8.3.M. Map 05A/Block 63A/Lot 1B
  - D. Application PZC-21-002: Timothy Puglielli, 155 Middle Haddam Rd., for a 2 lot subdivision. Map 02/Block 18/Lot 24-3
  - E. Application PZC-21-005: JCG Properties, LLC., 9 Middle Haddam Road, for a 2 lot subdivision. Map 01C/Block 9/Lot 5. *Continued to the April 7, 2021 meeting per the applicant.*
6. New Business:
  - A. Application PZC-21-004: The Dublin, 42 East High St., for a Commercial Site Plan Modification to construct a concrete patio for outdoor seating for 35 people. Map 05A/Block 62A/Lot 10
  - B. Application PZC-21-006: James Marino, Deer Meadow, for a Special Permit for an Accessory Apartment. Map 35/Block 95/Lot 7-44
  - C. Application PZC21-007: Atlantis Marketing, 157 Main Street, 1 Colchester Ave., and 5 Colchester Ave., for a zone change from R-2 to Commercial. Map 07A/Block 56/ Lots 21,22,24
  - D. Update to Subdivision Regulations Sec. IV.10
  - E. Discussion: Pools and lot coverage.
7. Old Business:
  - A. Discussion: Update Sign Regulation to Include PO/R Zone Sign Standards.
  - B. Discussion: Home Based Occupations
  - C. Updates to the Official East Hampton Zoning Map
8. Planner's Report
9. Set Public Hearing(s) for April 7, 2021
10. Adjournment

Join from a PC, Mac, iPad, iPhone or Android device:  
Please click this URL to join. <https://us02web.zoom.us/j/86814013959>  
Or join by phone:  
Dial (for higher quality, dial a number based on your current location):  
US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128  
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