

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

**Date:** July 5, 2023  
**Place:** Town Hall, Room 107  
And via Zoom Virtual Meeting  
**Time:** 7:00 p.m.

**MOTIONS**

**Present:** Chairman Kevin Kuhr, Vice-Chairman Ray Zatorski, Roy Gauthier, Jim Sennett Angelus Tammaro, Meg Wright, Alternate Michael Kowalczyk, and Alternate Matthew Walton

**Absent:** Rowland Rux and Alternate Ted Hintz, Jr.

**1. Call to Order and Seating of Alternates**

Chairman Kuhr called the meeting to order at 7:00pm. Michael Kowalczyk was seated.

**2. Approval of Minutes:**

A. June 7, 2023 Regular Meeting

Ray Zatorski made a motion to approve the minutes as presented. Meg Wright seconded the motion.

**Vote: 7-0**

**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

Ray Zatorski made a motion to close the Public Hearing. Angelus Tammaro seconded the motion.

**Vote: 7-0**

Ray Zatorski made a motion to approve the text change (emphasized below) as follows: "All uses in the MUDD shall be served by public water and municipal sewer facilities; provided, however, that not more than 14 single family dwellings ~~units~~ on individual lots within the MUDD shall be relieved of the obligation to interconnect to a public water supply in the event that a waiver of such interconnection has been granted by the State of Connecticut Department of Public Health and a well permit for each such lot has been issued by the Chatham Health District." Angelus Tammaro seconded the motion.

**Vote: 6-0-1 (Gauthier)**

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

Ray Zatorski made a motion to continue the Public Hearing to the next regularly scheduled meeting of August 2, 2023. Jim Sennett seconded the motion.

**Vote: 7-0**

Ray Zatorski made a motion to continue the application to the next regularly scheduled meeting of August 2, 2023. Jim Sennett seconded the motion.

**Vote: 7-0**

C. **PZC-23-013: M&J Bus, Inc.**, 9 Young Street, Special Permit to allow school bus storage per Sec. 5.3.C.6, Map 20/ Block 33/ Lot 7A

Ray Zatorski made a motion to close the Public Hearing. Angelus Tammaro seconded the motion.

**Vote: 7-0**

Ray Zatorski made a motion to approve the application with the following conditions: 1. Town Staff must be notified prior to improvements being made to the property; 2. Gravel and/or

*process gravel is to be in place prior to any parking of school buses or vehicles on the site; 3. Any improvements made to the access road must be to the satisfaction of Town Staff; 4. All applicable State and local regulations must be adhered to. Jim Sennett seconded the motion.*  
***Vote: 7-0***

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

*Ray Zatorski made a motion to continue the Public Hearing to the next regularly scheduled meeting of August 2, 2023. Angelus Tammaro seconded the motions.*  
***Vote: 7-0***

**10. Adjournment**

*Ray Zatorski made a motion to adjourn the meeting at 8:55p.m. Meg Wright seconded the motion.*  
***Vote: 7-0***