

## **BOARD AND COMMISSION SUMMARY APRIL 2023**

### **Arts & Culture Commission**

The Arts & Culture Commission summary for April will be included with the May summary.

### **Board of Finance**

The Board of Finance met for a Special Budget meeting on April 5 where they approved a recommended FY2024 budget to the Town Council. The Board also met on April 17 for their Regular Meeting where they appointed the Auditor (PFK O'Connor Davies) for the FY2023 Financial Audit.

### **Brownfields Redevelopment Agency**

The Brownfields Redevelopment Agency met on April 24. The members received a brief update from the Town Manager. There is no status update for the EPA grant since the applications are still being reviewed. The members nominated Ms. Minor as the new Vice Chairperson, and she accepted. The members discussed the CT DECD/OBRD round 17 grant application, updates from the April 18 EDC meeting, and the updates from the CT State Historic Preservation office. The members briefly discussed the concerns over the proposed new parking area on the 3 Walnut property.

### **Clean Energy Task Force**

The Clean Energy Task Force met on April 4. Stephan Hartmann of Earthlight Technologies attended the meeting via zoom. Mr. Hartmann answered the members' questions and talked about the process of setting up a solar project through his company and other solar companies. There was discussion on what and how the Task Force would be able to help the Roof Committee by presenting the project to the Town Council. The members also discussed and divided up responsibilities and dealerships for preparing for the Electric Car Show on June 3<sup>rd</sup>. The members decided to think about when to hold the next energy fair and discuss ideas next month.

### **Commission on Aging**

The Commission on Aging met on April 13. Senior Center Director Jo Ann Ewing provided an overview of activities at the Senior Center including increased use of the Senior Van. The members received an update on the Strategic Planning process. The Housing, Transportation and Health & Wellness Sub-Committees provided updates on their progress including an upcoming workshop on ADU's and discussion of medical transportation. Updates were provided on the budget request and the mailing that is being planned.

The Commission on Aging held a Special Meeting on April 27. A presentation was given from UR Community Cares. The company connects volunteers with people in the community over 70 years of age who are looking for help with companionship, housework, yardwork or transportation. Members voted to move forward with the UR Community Cares partnership in East Hampton. Also during the meeting, members discussed the Strategic Plan and the list of possible project ideas for the Commission. Dr. Rosenberg presented a letter to be sent to Town Council supporting the Ambulance Association.

### **Conservation-Lake Commission**

The Conservation-Lake Commission met on April 13. The members briefly discussed the next articles to write for the Rivereast and Events magazine, the watershed projects, updates on the Lake Smart program, and Mr. Tucci's upcoming visit to the lake.

## **Design Review Board**

No meeting

## **Economic Development Commission**

The Economic Development Commission met on April 18. The members received an update on the Brownfields Agency by Chairman Baldassario via Zoom. The members were given updates from the Planning and Zoning meeting and the new businesses that came before the commission. The members held discussion for the topics of new business of the month and business spotlight processes and May nominations. The members also discussed the business incentive ordinance revisions, ongoing EDC projects, budget review, quarterly 2023 goals review, planning arc for 2023, the EDC website, and developing an inventory of available business sites in town.

## **Ethics Commission**

The Ethics Commission met on April 4. Members went into Executive Session to discuss Ethics Complaint #2023-1 Rehearing. After coming out of Executive Session members voted unanimously that no probable cause existed for the complaint.

## **Fire Commission**

The Fire Commission met on April 10. The members approved three bills brought up by the Fire Chief. The Fire Marshal and Fire Chief gave their reports. The members discussed the acquisition of ACG and the updates for the dry hydrants, the awards program, the fire boat, budget, stipend increase, the safety trail, and the Chairman resigning from the commission.

## **Inland Wetlands Watercourses Agency**

The Inland Wetlands Watercourses Agency met on April 26.

Continued Applications:

- A. Application IW-23-005: Michal Bakaj, 37 South Main, 22 Lot Residential Open Space Subdivision, which includes 8 proposed building lots within the Upland Review Area. Map 20/ Block 51/ Lot 27 Dean Kavalkovich made a motion to approve the application using the standard short form permit with three additional conditions: signage is to be installed along the conservation areas prior to clearing, copies of all monitoring reports created as part of the DEEP stormwater discharge permit are to be submitted to the IWWA, to the extent practical, roof leaders from housing units should be directed to discharge on the property they are associated with and not into the stormwater system associated with the streets. Pete Wall seconded the motion. Vote: 4-0
- B. Application IW-23-006: James Marino, 65 West High St., Construction of a new residential duplex and associated improvements in upland review area. Map 19/ Block 46/ Lot 14 Josh Wilson made a motion to continue the application to the May 31 regular meeting. Dean Kavalkovich seconded the motion. Vote: 4-0 8.

New Applications:

- A. Application IW-23-008: 86 Spellman LLC, 86 Spellman Point Rd., Construction of Single-Family Home in Upland Review Area. Map 09A/ Block 70/ Lot 1. Pete Wall made a motion to continue the application to the May 31 regular meeting. Dean Kavalkovich seconded the motion. Vote: 4-0
- B. Application IW-23-009: Scott Sanicki, 102 Quiet Woods Rd., Install 3' x 3' x 3' concrete footing and electrical trench for future waterwheel. Map 14/ Block 32/ Lot 3A Pete Wall made a motion to continue the application to the May 31 regular meeting and to schedule a site walk

for May 9 at 5:00pm at the project location, 102 Quiet Woods Rd. Dean Kavalkovich seconded the motion. Vote: 4-0

- C. Application IW-23-010: Tucker Minor, Lake Dr., Construction of Single-Family Home and associated improvements in the Upland Review Area. Map 09A/ Block 70B/ Lot 14 Josh made a motion to continue the application to the May 31 regular meeting. Pete Wall seconded the motion. Vote: 4-0

### **Joint Facilities**

No meeting

### **Library Advisory Board**

The Library Advisory Board met on April 3. Mr. Kellogg reported that the Library received the CT State Library Summer Grant Program for \$1,400 for a collaborative Bike Rodeo event in June. Mr. Kellogg's last day at the library will be April 24. The position has been posted. Mr. Kellogg is working with the librarians on a transition process. The Library Collection Policy update was approved by the members. It will be presented to the Town Council on April 11<sup>th</sup> for final approval.

### **Middle Haddam Historic District Commission**

The Middle Haddam Historic District Commission met on April 27. The members reviewed and discussed an application for a Certificate of Appropriateness at 91 Middle Haddam Road to install a 6-foot cedar wood perimeter privacy-style fence for applicant Judith A. Keefe. The members discussed the situation around the fence with the applicant. Ms. Keefe was aware that she had to come before the commission to obtain approval for installing the fence. She went ahead anyway, and the fence was installed on her property without the commission's approval. A motion to approve the fence was denied. The members discussed a couple of properties in town that have performed unsanctioned work. Ms. Donnelly's neighbors are planning on installing a pool in their backyard. They will be going before the commission to gain approval for the installation of the pool.

### **Parks & Recreation Advisory Board**

The Parks & Recreation Advisory Board met on April 4. Members approved MOU's with Middletown and Wesleyan. A Memorial Bench application was approved. The Air Line Trail sub-committee provided an overview with the next event being the National Trails Day in June. Members discussed the grading for the Jeffrey Leith Memorial Scholarship. The Annual Golf Tournament is on May 18. Park & Rec would like to add a sand volleyball court at Sears Park. The High School baseball field batting cage and back stop need repairs. Mr. Hall provided an overview of capital projects.

### **Planning & Zoning Commission**

The Planning & Zoning Commission met on April 5.

New Business:

- A. PZC-23-004: Brittany Hall & Caley Brooks, 6 Oakum Dock Road, Site Plan Review for Agriculture Buildings, 4.2.C, Map 01C/ Block 9/ Lot 5-1 Ray Zatorski made a motion to approve the application as presented with conditions. Rowland Rux seconded the motion. Vote: 6-0
- B. PZC-23-005: Lynn Robinson, 27 North Main Street, Special Permit for conversion to different non-conforming use, 8.2.D, Map 01A/ Block 39A/ Lot 15 Ray Zatorski made a motion to set a Public Hearing for the May 3, 2023 Regular Meeting. Jim Sennett seconded the motion. Vote: 7-0

- C. PZC-23-006: Jeff Dondero, 363 West High Street, Site Plan Modification for Landscaping Business Display, Map 01C/ Block 10/ Lot 2A Ray Zatorski made a motion to approve the application as presented with conditions. Rowland Rux seconded the motion. Vote: 7-0
- D. PZC-23-008: Global Self Storage, LLC, 1 Sinco Place, Site Plan Modification to convert use of existing day care building to laboratory/office, installation of four new parking spaces, and installation of new access drive from Middletown Ave in I Zone. Map 06/ Block 14/ Lot 7 Ray Zatorski made a motion to approve the application as presented with conditions. Rowland Rux seconded the motion. Vote: 7-0
- E. PZC-23-007: Town of East Hampton, 7 Summit Street, Center School, Site Plan Modification for 12' x 8' greenhouse, Map 05A/ Block 62/ Lot 31 Ray Zatorski made a motion to approve the application as presented with conditions. Rowland Rux seconded the motion. Vote: 7-0
- F. Discussion: Regional Housing Committee Ray Zatorski made a motion based on the recommendation set forth within the Regional Housing Plan that "a regional housing Commission should be created as a voluntary association of the Region's municipalities with the representation from each community. The Commission should be hosted by RiverCOG, which would provide staffing and support. It is envisioned that the Commission would grow in scope and responsibility over time but remain focused on supporting local efforts to diversify housing stock," that the Planning and Zoning Commission recommend to the Town Council that East Hampton join the Regional Housing Commission and appoint a representative to sit on the Commission. Vote: 7-0

### **Water Pollution Control Authority**

The East Hampton Water Pollution Control Authority met on April 4. Management is waiting on bids for the Royal Oaks water system repairs. The force main repairs at Pine Trail were completed in April, additionally the contractor has requested postponing the Bay/Princess force main repairs to the fall. The Board reviewed the recommended operating and revenue Water Budget for 23/24 fiscal year. Any changes or corrections will be made at the May 2<sup>nd</sup> meeting.

### **Zoning Board of Appeals**

The Zoning Board of Appeals met on April 10.

Public Hearings:

- A. ZBA-23-001: Tommaso Prozano, 12 Terp Road Reduce front setback from 50' to 15' and west side setback from 25' to 16.75' for Garage, Map 06/ Block 14/ Lot 5/6 George Pfaffenbach made a motion to deny the application due to lack of hardship. John Tuttle seconded the motion. Vote: 5-0
- B. ZBA-23-002: Gunnar Anderson, 86 Spellman Point Road, Reduce front setback from 25' to 5.0', south side setback from 15' to 7.2', north side setback from 15' to 7' and rear setback from 25' to 7.9' for single family residence with garage, Map 09A/ Block 70/ Lot 1 George Pfaffenbach made a motion to approve the application as presented. Kevin Reed seconded the motion. Vote: 5-0
- C. ZBA-23-003: Global Self Storage, 1 Sinco Place, Reduce front setback for Lot 1 from 25' to 7.5' and rear setback from 50' to 10', increase lot coverage from 50% to 54.5% and Lot 2 reduce rear setback from 50' to 7.5', Map 6/ Block 14/ Lot 2007. George Pfaffenbach made a motion to approve the application as presented. Margaret Jacobson seconded the motion. Vote: 5-0