

## **BOARD AND COMMISSION SUMMARY AUGUST 2023**

### **Arts & Culture Commission**

The Arts & Culture Commission met on August 17. The members reviewed the Garden Tour/Plein Air Event from June with suggestions for next year's event. Items for the budget were reviewed. An Art Show is scheduled for October 14 on the lawn of the Congregational Church. Members discussed where they will hang a new art purchase and discussed upcoming events.

### **Board of Finance**

No meeting

### **Brownfields Redevelopment Agency**

The Brownfields Redevelopment Agency met on August 28. There was brief discussion of the agency's budget. The members discussed drafting the RFQ for the EPA grant. Ms. Yenknor will review the draft first and send it to Ms. Minor to review and make any revisions if needed. Mr. Baldassario will read through the draft to see if there are any spelling, grammatical, and other mistakes before completing the revisions. The final draft will be sent to the Town Manager to be posted on the state website. The timeline of the RFQ was discussed and finalized by the members. There was brief discussion of the DECD grant.

### **Clean Energy Task Force**

The Clean Energy Task Force met on August 1. There was brief discussion about the task force membership. The members discussed future clean energy opportunities for residents in town and the upcoming fall energy fair. John Greeno attended the meeting to talk with the members and help generate ideas for future projects, initiatives, and programs in town.

### **Commission on Aging**

The Commission on Aging met on August 10. Ms. Ewing reported on the programs at the Senior Center including a visit from State Representative Irene Haines. Members discussed the launch of the East Hampton Community Cares program. Membership on the Housing, Transportation and Health & Wellness Sub-Committees was discussed.

### **Conservation-Lake Commission**

The Conservation-Lake Commission met on August 10. There was a brief update for the communication and liaison report and the Lake Smart Program. Two residential properties were evaluated and passed for being Lake Smart. The Town Manager gave a brief update on the watershed projects and federal funding. The members discussed the algae levels in the lake. There was also discussion of testing the samples provided by Glenn Wattlely of AquaFlex LLC from the presentation from the previous month's meeting. Mr. Yenknor tied a sample to the end of his dock for a week and sent a piece out to be tested. The results showed that some phosphorous was absorbed by the product. The members discussed areas around the lake to test the sample products. It was decided to test the product samples in Hales Brook, Christopher Brook, the streams leading into the lake, and where storm drains lead to the lake. The members then formed a sub-committee consisting of Mr. Solomon, Mr. Hartling, Ms. Lobo, and John Tucci to test the samples. The members discussed having the new limnologist attend the September meeting to work out a plan for starting their testing of the lake.

### **Design Review Board**

No meeting

## **Economic Development Commission**

No meeting

## **Ethics Commission**

No meeting

## **Fire Commission**

The Fire Commission met on August 14. The members nominated and voted on Mr. Hurne as the new Chairman and Mr. Germain as the new secretary. The Fire Marshal and Fire Chief both gave their reports to the members. The members discussed updates for the dry hydrants, the Walnut Ave water source problem, the New Firehouse Search Committee, and the stipend ordinance change. The members discussed the Town Council meeting on September 12<sup>th</sup> for the proclamation honoring the Department's 100<sup>th</sup> anniversary, the safety concern sent to the Town Manager about the Air Line Trail, and the fire fighters' awards program. The membership is concerned with the safety of the pedestrians and cyclists that are exiting from the Air Line Trail onto the Fire Department property as a shortcut into the Village Center. The members suggested getting permission from the State to install a split rail fence to block the outlet from the trail. This could help to keep the pedestrians and cyclists safe. The members also discussed having the fire department's awards program enroll with Webster Bank for their 401k's and benefits. It was suggested to have a representative from Webster Bank attend a future meeting to hold a presentation to better explain the advantages and benefits of joining Webster.

## **Inland Wetlands Watercourses Agency**

The Inland Wetlands Watercourses Agency met on August 30.

Continued Applications:

- A. Application IW-23-016: Matthew Pegolo, 292 West High St., Construct a single-family home within Upland Review Area. Map 06/ Block 6/ Lot 3B Vice-Chairman Kavalkovich made a motion to approve the application using the standard short form permit as presented for the following reasons: minimal impact design, no direct wetland impact and little impact to the Upland Review Area. Mr. Wall seconded the motion. Vote: 6-0
- B. Application IW-23-017: Flanders Road Estates, LLC, Flanders Road, Fifteen (15) Lot Subdivision with 46,400 square feet of disturbance in the Upland Review Area, (Home Acres Estates), Map 26/ Block 87/ Lot 6 Vice-Chairman Kavalkovich made a motion to approve the application using the standard short form permit with the following conditions: include a rain garden to mitigate water runoff on lot 8 between the proposed house and barn, the design of which is to be reviewed and approved by Town Staff; include in the plans a conservation easement including 100' buffer surrounding the flagged wetlands number 1-32 with a deviation to allow for the current design of basin SWM2; and all conservation easements are to be clearly marked with placards designed and spaced as designated by Town Staff. For the following reasons: best management practices for stormwater runoff quality are included in the design, hydrology is maintained to keep water quality going to the wetlands for any given storm about the same before construction, and adequate conservation easements are in place to protect the wetlands beyond the 100' buffer. Mr. Wall seconded the motion. Vote: 5-0-1 (Mr. Hill)

Old Business

- A. Annual Review of Bylaws: Chairman Wilson made a motion to approve revised Bylaws effective August 30, 2023. The motion was seconded by Vice-Chairman Kavalkovich Vote: 6-0

## **Joint Facilities**

No meeting

## **Library Advisory Board**

No meeting

## **Middle Haddam Historic District Commission**

The Middle Haddam Historic Commission met on August 24. The members reviewed and discussed five public hearings. Two applications were approved as submitted and the other three were tabled for a special meeting. The tabled applications include an application for replacing garage siding with composite clapboard siding that would match in color with the house. The members wanted to give the applicant time to investigate other materials and options in place of the composite siding. The second tabled application was for mitigating the visual impact of the visible portions of the side yard stockade fence. The applicant was unable to attend the meeting to answer questions. The third application that was tabled was for the installation of a 24' above ground pool with a deck. The pool and deck were installed without the approval of the commission members. A decision was reached where the application would be tabled to give the applicant time to develop a specific plan on how to better shade or cover the deck from view. The applicant has until the next monthly meeting to get a plan ready for the members to review. The members congratulated and welcomed Mr. Pach as a regular member. There was some discussion about the home renovation at 58 Middle Haddam Road. The new windows and door that were installed do not fit with the style and time period the house was built. The members discussed drafting a letter of complaint to officially send to the town.

## **Parks & Recreation Advisory Board**

The Parks & Recreation Advisory Board met on August 1. Members discussed the Air Line Trail Sub-Committee work and the plans to wrap up summer programming and the plan for fall programming. The members discussed a bench application from Friends of the Lake. The application was approved pending a suitable location for the bench.

## **Planning & Zoning Commission**

The Planning & Zoning Commission met on August 2.

### **Public Hearings**

- A. 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 Rowland Rux arrived at 7:05pm. Michael Kowalczyk was unseated. Ray Zatorski made a motion to continue the Public Hearing to the regular meeting of September 6, 2023 at the applicant's request. Rowland Rux seconded the motion. Vote: 7-0 Ray Zatorski made a motion to continue the application to the regular meeting of September 6, 2023. Mattie Walton seconded the motion. Vote: 7-0
- B. 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 regular meeting of September 6, 2023. Jim Sennett seconded the motion. Vote: 7-0 Ray Zatorski made a motion to continue the application to the next regular meeting of September 6, 2023. Jim Sennett seconded the motion. Vote: 7-0

### **New Business**

- A. PZC-23-014: Flanders Road Estates LLC, Flanders Road, Fifteen (15) Lot subdivision, (Home Acres Estates), Map 26/ Block 87/ Lot 6. Ray Zatorski made a motion to set a public hearing for the application for the regular meeting of October 4, 2023. Jim Sennett seconded the motion. Vote: 7-0

## **Water Pollution Control Authority**

The East Hampton WPCA met on August 1st. The greensand filter and bladder tank project at the Royal Oaks water station has been completed. CLA Engineering accepted the work on the Pine Trail force main as satisfactory and complete. Work has begun on the Bay/Princess force main. The Board

approved a Public Hearing date of September 5<sup>th</sup> at 6:30pm to present the 2023/24 Sewer Use Rates. Vote 5-0. Proposing an increase in sewer user rates from \$520.00 to \$560.00 /EDU and the additional grinder pump rate for applicable properties from \$300.00 to \$350.00/EDU. In addition, the proposal includes a connection fee increase from \$2,500 to \$3,500. Kerry Comisky submitted her resignation from the WPCA Board.

### **Zoning Board of Appeals**

The Zoning Board of Appeals met on August 14.

#### Public Hearings

- A. ZBA-23-006: Bethanne Salva, 12 Brook Trail, Reduce side setbacks from 15' to 8.5' and 15' to 7.0' to construct deck with stairs. Map 10A/ Block 79/ Lot 7. Brian Spack made a motion to approve the application as presented because the variance will allow a reasonable use of the property where it would otherwise not be allowed. Kevin Reed seconded the motion. Vote: 4-0