

East Hampton Planning and Zoning Commission
Special Meeting/Workshop
December 3, 2008
East Hampton Town Hall Meeting Room

Unapproved Minutes

1. **Call to Order:** Chairman Philhower called the meeting to order at 6:30 p.m.

Present: Chairman Mark Philhower, Vice-Chairman Ray Zatorski (6:46 p.m.), Members Peter Aarrestad, Roy Gauthier, Rowland Rux (6:41 p.m.), James Sennett, Alternate Members Michael Brogan, Richard Gosselin and Darin Hurne. Town Manager, Jeffery O’Keefe; Building, Planning, and Zoning Administrator, James Carey; and Public Utilities Administrator, Vincent Susco were also present.

Absent: No members were absent.

2. **Public Utilities Administrator, Vincent Susco:** The Chairman began the meeting by explaining that the meeting had been called to discuss future plans for the sewer zone and discuss the State’s Plan of Conservation and Development (POCD) and sewer expansion.

Mr. Carey discussed the processes for sewer and water expansion. He explained that the WPCA has developed regulations which will require referrals to the PZC of any effort to extend water and/or sewer. The PZC will then issue a report to the WPCA prior to any action the WPCA takes on these requests for expansion. The WPCA has begun the conversion of their guidelines into a regulatory document that, subject to public hearing, will address the issues involved with water projects and community water systems. Mr. Carey explained that in the recent past the PZC has been concerned with several of the areas indicated on the Existing and Future Sewer Areas Map as Future Sewer Areas. He clarified that the Middle Haddam areas inclusion for future sewer is due to specific septic failures, small lots, and to accommodate a future water system which must be sewerred to remove wastewater.

Chairman Philhower explained that he requested this meeting from a planning viewpoint to discuss and consider a sewer zone, whereby the density for that zone will be specifically addressed. This would allowing the remaining zones to addressed separately and simplify the planning aspect for the Town. The Commission does not desire, and is truly concerned about, future expansions of the sewerred area.

Mr. Susco explained that the Existing and Future Sewer Areas Map was prepared by EarthTech because the WPCA was required to prepare a map as part of the Facilities Plan study. It was done in conjunction with the Town Planner, the PZC, and the Chatham Health District. Mr. Susco indicated that the areas being identified by the PZC as areas of concern for future sewer where originally identified at the time this map was created by the Health District as areas that need to be included in the plans for future sewer use.

Mr. Susco further explained that in order for the WPCA to secure funding from the DEP, the WPCA’s plans must be consistent with the State’s POCD. The map was presented at a public hearing before being adopted. It was then submitted to the State

as part of the Facilities Plan. This was last done in 2005 and is in place for five years. He believes that the WPCA's Facilities Plan and the Town's POCD are consistent with the State's POCD.

This will be addressed next in the fall of 2009 when the Town receives a letter from the Office of Policy and Management (OPM) requesting any changes that Town would like made to State's POCD. None of these entities are on the same cycle for updates to their plan. As a result of that the State is suggesting that now is a good time to make the desired changes. The WPCA is not planning to do an updated Facilities Plan until 2011 or 2012. The State is looking for comments on its POCD by the end of 2009. The Health District may determine if certain areas are no longer a problem and those areas may be modified in the Facilities Plan for the future.

Mr. Susco explained that this map will be referenced in the Facilities Plan for a long time; however, it may be modified. The modifications may include removing potential future areas and updating existing areas that have already been expanded.

The Commission discussed that they had already requested, by unanimous vote, to remove certain areas for future sewer. There is concern over why those revisions were not made. Mr. Susco explained that those revisions must be made to the map when the next Facilities Plan is developed. The requested changes may be forwarded to the WPCA at any time prior to the update. The only way to change the map prior to the next planned update is to apply for an Interim Change with the OPM. The Town has been through this exerciser before. It is not recommended that it be taken lightly because it is very involved.

The Commission discussed with Mr. Susco and Mr. Carey the potential for identifying certain areas as off limits for sewer expansion. Mr. Susco reported that Colchester has used this designation in their planning. They discussed the Rural designation on the State's POCD. Typically sewer areas are not allowed in remote areas. The system must be fully sustainable on site. Mr. Susco concluded by stating that in the fall of 2009 the Town will receive a request for input on the State's POCD. The WPCA will be looking for input from the various Town agencies.

3. Adjournment: *Chairman Philhower adjourned the meeting.*

The meeting adjourned at 6:58 p.m.

Respectfully submitted,

Daphne C. Schaub
Recording Secretary