

East Hampton Planning and Zoning Commission  
Special Meeting/Workshop  
December 2, 2009  
East Hampton Town Hall Meeting Room

Unapproved Minutes
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1. **Call to Order:** Chairman Zatorski called the meeting to order at 6:00 p.m.

**Present:** Chairman Ray Zatorski, Vice-Chairman Rowland Rux, Members Peter Aarrestad, Richard Gosselin, Mark Philhower, James Sennett, and Alternate Members Darin Hurne, and Kevin Kuhr. Planning, Zoning & Building Administrator, James Carey, was also present.

**Absent:** Member Roy Gauthier and Alternate Member Michael Brogan were absent.  
The Chairman seated Alternate Member Kevin Kuhr at this time.

2. **Discussion – IHZ Grant:** The Chairman explained that the intention of this Special Meeting/Workshop is to continue the ongoing discussion regarding the IHZ study. Please refer to the Minutes of the October 7, 2009 for additional information.

Mr. Carey discussed the site walk of the Village Center held on Saturday, November 7, 2009 and explained that since the site walk it has been recommended that the study include some architectural studies and renderings of the possibilities for an IHZ in the Village Center.

Mr. Glen Chalder, Planimetrics, introduced Catherine Johnson, Architect and Town Planner. He discussed the IHZ study and the site walk explaining that the group met at the Village Center Parking Lot and walked up the embankment to the pond beneath the waterfall. He discussed the natural beauty of the area and the opportunity it provides for development in the Village Center. From there they walked on top of the embankment and viewed the Airline Trail and bridge. Then they walked down the embankment to the back of the properties on Summit Street where they viewed the Pocotopaug Creek and on up to Watrous Street. Finally they walked back to Main Street where some people proceeded to Walnut Street and ended at the Library. Others went down Skinner Street and met at the Library via the Brook between Skinner Street and Niles Road.

With this tour the group has had the opportunity to get a sense of the different areas of the Village Center, the existing land uses, the buildings, and types of ongoing activities. This understanding allowed the areas of the Village Center to be mapped with a plan toward the future. Referring to the Potential Program Areas Map located on Page 3 of Booklet #5, Mr. Chalder discussed the program being proposed.  
Attachment 1

Chairman Zatorski discussed the opportunities available at this time. The first is the IHZ, a housing program, which allows for both a housing program and a revitalization program for the entire area. The second opportunity is to capitalize on features that exist in the Village Center to draw interest and activity into the Village Center. These include, but are not limited to, the Pocotopaug Creek and the Airline Trail.

Mary Ann Dostaler, 56 William Drive, explained that a grant to bring the Airline Trail from the Cranberry Bog down to Watrous Street has been obtained and is currently underway. Additional grants will be needed for the engineering necessary to bring the Trail from Watrous Street to Main Street.

The Commission discussed other Town owned land in the Village Center, possibilities regarding uses of those properties, water availability, and fire suppression. The Commission discussed that the Village Center Zone should, at least for the time being, remain unchanged with an overlay zone.

Mr. Chalder suggested that jump starting the project with a Town owned property would get the revitalization started and pique interest in the IHZ. He also discussed density levels that would be appropriate for the Village Center and the vision that East Hampton has for the Village Center. He explained that the Town could create prepared packages for development that would help those interested in projects get started.

Catherine Johnson, Architect, discussed her part in this project and explained that she will be creating a visual showing the size building appropriate for each lot and the basic costs associated with it. Brochures can be available. Soil testing, plans, and pre-approvals can be prepared in advance allowing the landowner to be 30% into the project as soon as they sign on.

Mary Ann Dostaler, 56 William Drive, discussed past work that had been done for the EDC by Planimetrics in 2006 that is very much in line with the work being proposed now.

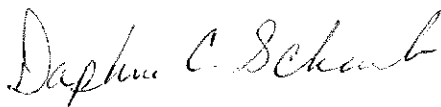
In summary the Chairman requested follow-up on the following items as part of this continuing discussion:

- Present water availability in Village Center;
- Possibility of a fire district;
- Potential for recreational uses in the IHZ (bringing the Airline Trail across Watrous Street and down to Main Street and a Pocotopaug Creek trail to include features of the waterfall and the existing viaduct);
- Potential of prepackaged plans for either new or existing buildings; and
- Potential for Town owned property: long-term leases or Town managed property.

3. **Adjournment:** *Mr. Philhower moved to adjourn the meeting. Mr. Rux seconded the motion. Motion carried unanimously.*

The meeting adjourned at 7:00 p.m.

Respectfully submitted,



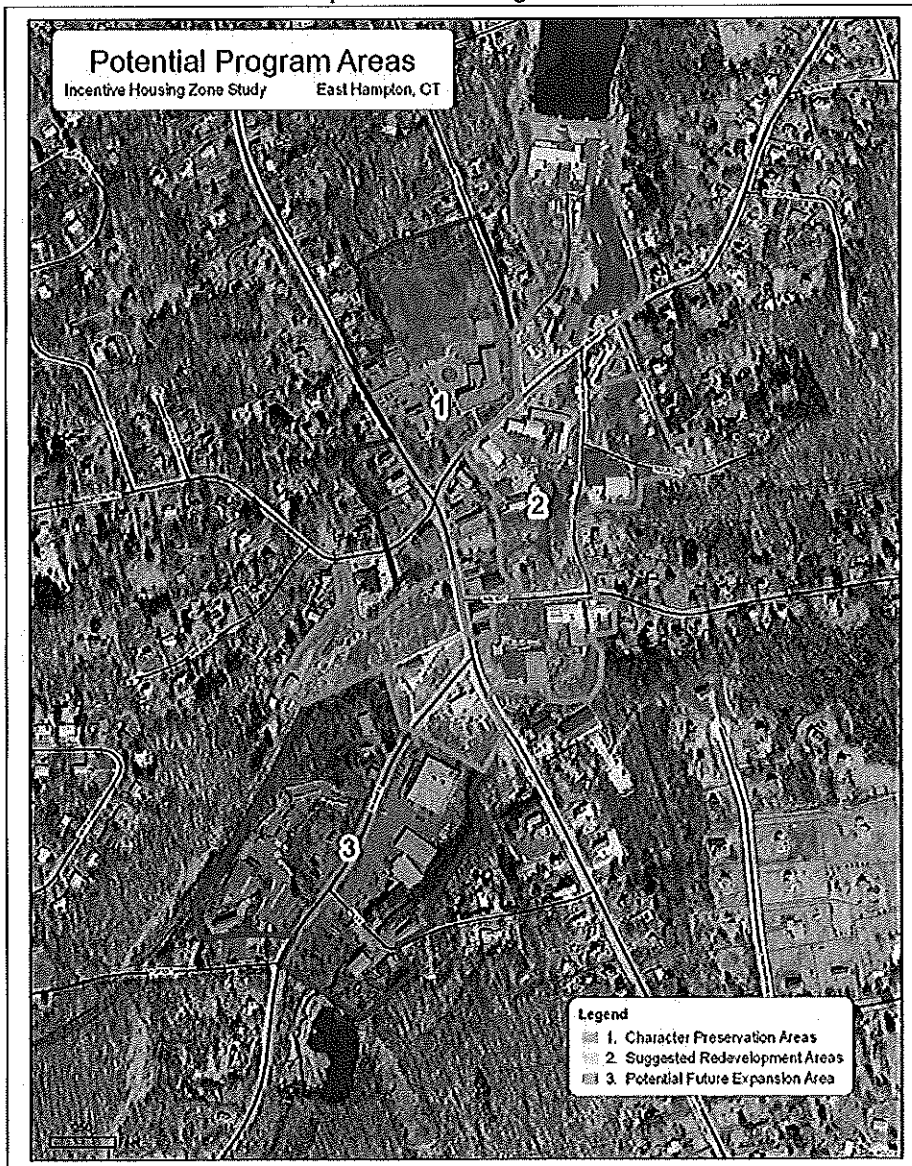
Daphne C. Schaub  
Recording Secretary

## Overview of Potential Program Areas

The following map shows potential program areas based on different design and development objectives. The major highlights are:

- Preserve the character of the existing "Main Street" area (Area 1)
- Promote redevelopment along Pocotopaug Creek and other areas with potential for redevelopment (Area 2)
- In the future, consider extending the IHZ program to other areas, such as along Skinner Street (Area 3)

Map of Potential Program Areas



### Existing Housing

Within the Village Center Program Areas 1 and 2, there are 57 housing units at the present time according to the assessor records. Twelve of these units are within Program Area 2 (mostly along Starr Street) and the other 45 units are within Area 1 (mostly near the intersection of Main Street / Barton Hill Road / Summit Street).

### Potential Pilot Project

The properties on the west side of Main Street, between Skinner Street and the railroad right-of-way may be excellent locations to consider for a potential "pilot project" to show what the IHZ program can accomplish.

### Future Expansion

At this time, it is considered important to focus initial efforts within a core area so that:

- Program objectives are attained,
- IHZ efforts do not get diluted, and
- the overall market does not get over-saturated.

In the future, the IHZ program could be extended to properties along Skinner Street when considered appropriate.