

East Hampton Planning and Zoning Commission
Special Meeting/Workshop
March 17, 2010
East Hampton Town Hall Meeting Room

Unapproved Minutes

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

Present: Chairman Ray Zatorski, Vice-Chairman Mark Philhower, Members Peter Aarrestad (6:02), Roy Gauthier, Richard Gosselin, James Sennett, Alternate Members Darin Hurne (6:05), Kevin Kuhr, Meg Wright, and Planning, Zoning & Building Administrator, James Carey, were present.

Absent: Regular Member Rowland Rux was absent.

No alternates were seated at this time.

2. **Discussion – Village Center/Incentive Housing Project:** Glenn Chalder of Planimetrics was present to discuss the project with the Commission. He explained that he would review the project and the work that has been completed with the Commission. Mr. Chalder shared a PowerPoint presentation with the Commission. He explained that they applied, and received, for an Incentive Housing Zoning Grant from the State to investigate ways to provide housing opportunities in Town. Tonight's meeting will cover the status of the study and provide a direction to proceed from this point. He discussed the Booklets that he has prepared and delivered to the town.

Mr. Chalder discussed the interest in redeveloping the Village Center. He also covered the potential hurdles to redeveloping the Village Center including the lack of water and environmental issues. He clarified that he is not an applicant for this project, nor is he an advocate for the IHZ program. He has been retained by the Town to provide information to enable this Commission to decide if this program is right for East Hampton and if it is right for this location. If you determine that it is right we can proceed and craft regulations and other tools to help make it happen. If it is not right for East Hampton we can complete the Study and walk away. The State grant does not mandate that you adopt something. It does provide an opportunity to determine whether it is appropriate for East Hampton.

Tonight we will be reviewing the alternative plans for different areas and determine if the Commission is comfortable with any of the potential plans. Before we leave for the evening we will determine how to proceed from this point. He discussed the six sub-areas the Village Center has been divided into because of circumstances or characteristics of each one. These circumstances and characteristics are the natural resource constraints, the road system, the existing buildings, and more. There are significant open space and trail opportunities both for the airline rail trail and for a river walk along the brook. This area also provides the opportunity to protect the natural resources and provide for real amenities in the Village Center. Mr. Chalder focused on the sub-areas, discussed with the Commission their comfort with mixed use in the Village, and reviewed Booklet Nos. 7 and 8. (Attachment 1)

Mr. Chalder explained that he would be meeting with the Office of Policy and Management to confirm his understanding of the program is accurate and factual. From there he will draft regulations and design guidelines. Working with Francisco Gomes he will finalize the master concept discussed earlier. He will prepare additional graphics that will be helpful or informative for communicating the design guidelines and creating a master concept. A public informational meeting will be held when the information is all in place.

Dale Maynard, Quiet Woods Road, discussed his observations and believes that the community is fully supportive of this concept. The concept presented tonight is probably the most comprehensive he has seen. He is concerned about the potential for environmental contamination in the vicinity of the Village Center. He would like to draw attention to the need to plan for the problems that go hand in hand with the type of neighborhood being proposed and suggests that there is a need to ensure that adequate police and social services are available to the residents. He is concerned about existing property owners who do not assist the Town with conditions of blight. He also believes the traffic through the Town will be a hindrance. All these concerns need to be considered in the plan of action.

Francisco Gomes, Architect and Planner, has been working with Mr. Chalder with the designs and conceptual plan for the Village Center. He believes there is a tremendous opportunity in East Hampton to take advantage of a gorgeous area. The brooks and green spaces provide a wonderful backdrop for redevelopment of the area. Realizing any component of this plan would be beneficial.

Kerry Nielson, Director of Community and Environmental Planning, stated she was here purely to listen. She explained that she works with the EDC and Conservation-Lake Commission and is present to represent those groups.

3. **Adjournment:** *The Chairman adjourned the Special Meeting/Workshop at 7:21.*

Respectfully submitted,

Daphne C. Schaub
Recording Secretary