

**East Hampton Planning and Zoning Commission  
Regular Meeting  
December 4, 2013  
Town Hall Meeting Room**

<b>Unapproved Minutes</b>
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1. **Call to Order and Seating of Alternates:** Chairman Zatorski called the meeting to order at 7:00 p.m.

Present: Chairman Ray Zatorski, Vice-Chairman Roy Gauthier, Members Kevin Kuhr, Rowland Rux, James Sennett, Meg Wright, Alternate Member Gary Hall, Paul Hoffman, Scott Sanicki, and Planning, Zoning & Building Administrator James Carey were present.

Absent: Member Peter Aarrestad was not present.

The Chairman introduced Mr. Kuhr and Mr. Hall. He seated Gary Hall at this time.

2. **Approval of Minutes:**

**A. November 6, 2013 Regular Meeting:**

*Mr. Rux moved to approve the Minutes of the November 6, 2013 meeting as written.*

*Mr. Sennett seconded the motion. The motion carried (6-0-1). (Yes votes: Gauthier, Hall, Rux, Sennett, Wright, Zatorski. No votes: None. Abstentions: Kuhr.)*

3. **Communications, Liaison Reports, and Public Comments:**

**Communications:** Mr. Carey welcomed Messrs. Kevin Kuhr and Gary Hall to the Commission. Mr. Kuhr has been appointed to the Commission as a regular member, and his term will expire in December 2018. Mr. Hall has been appointed to the Commission as an alternate member, and his term will expire in December 2015.

**Liaison Reports:**

Mr. Zatorski reported that there was nothing to report regarding IWWA. The Minutes for this meeting are on file in the Town Clerk's Office and available for viewing on the Town website.

Mr. Gauthier reported that the East Hampton High School Building Committee will be meeting Wednesday, December 11, 2013 to review the final schematic drawings as they are being prepared to go out to bid.

Mr. Carey reported that he has submitted on behalf of SLAM a request for a modification to the State Building Code. The modification requests utilization of a different option for full structural fire walls. No response has been received as of this meeting.

Mr. Sennett reported that the ZBA did not meet in November.

Mr. Rux reported that the EDC does not currently have a quorum and was unable to meet this month.

Ms. Wright reported that she attended the November 14, 2013 meeting of the Conservation-Lake Commission. Ruth Checko will be reinstating a quarterly newsletter on Lake

Pocotopaug. She welcomes input from the community. It will be delivered as an insert to the RiverEast New Bulletin. The Minutes for this meeting are on file in the Town Clerk's Office and available for viewing on the Town website.

Ms. Wright also attended the regular meeting of the RiverCOG Regional Planning Commission. At this meeting the mission statement was accepted RPC. They also heard a referral from Colchester regarding an amendment to the Zoning Regulation combining two rural zones into one zone. In this zone the frontage requirement will be larger. The RPC is concerned that this change may require more impervious surface and may make development of lots in this zone more costly. She also provided data from the Partnership for Strong Communities illustrating the diversity among the 17 member towns as the RiverCOG works toward meeting the needs of all the members.

Chairman Zatorski reported that there is a tentative workshop with the WPCA and Town Council on January 9, 2014 to discuss public water plans. More information will follow.

**Public Comments:** Chairman Zatorski opened the meeting up to the public at this time.

**Myron Poliner**, 3 Main Street, was present to discuss the changing needs of Main Street into the Village Center. He discussed the history of the area and the future needs for zoning in the area. Mr. Poliner believes that it would benefit the area to change the zone to Professional Office/Residential (PO/R) and allow professional offices in the existing historic homes on the street. In addition to helping the owners continue successful use of the properties, the assessment values of the properties would be maintained or improved, and the conversion of these properties to multi-family apartments would be hindered or even blocked entirely. Mr. Poliner requested that the Commission proceed with the steps necessary to change the zoning for Main Street from Route 66 to the Village Center to PO/R.

There were no further public comments.

4. **Set Public Hearing for January 8, 2014:** None.

5. **Read Legal Notice:** None.

6. **Public Hearings for December 4, 2013:** None.

7. **New Business:**

A. **Review and Adopt 2014 P&Z Calendar:** Mr. Carey explained that the proposed calendar for the PZC were in the packages for this meeting. The only exception to the regular meeting being held on the first Wednesday of the month will be the January meeting which will be held on the 8<sup>th</sup>. The deadline dates for applications to the PZC is one month before each meeting to allow time for Staff to review each submission.

*Mr. Rux moved, and Mr. Sennett seconded, to adopt the 2014 Planning and Zoning Commission Calendar as presented. The motion carried unanimously.*

8. **Old Business:**

A. **Discuss with EDC - Request to Re-Consider Zone Change of Main Street from Route 66 to the Village Center from Lakeside and Village Residential, R-1, to Professional Offices/Residential, PO/R:**

The Chairman discussed that, as the Commission heard previously this evening, the EDC is short members, no longer has the ability to hold meetings, and Mr. Poliner was just present to discuss his desire for the zone change to be considered, and approved, by the Commission.

Mr. Carey provided the Commission with a graphic depiction of the existing PO/R Zone on West High Street. He discussed the current utilization of the zone by business. The north side of the street is primarily residential. The south side is primarily business. He further discussed the history of Main Street and believes the Commission should look at the potential for a zone change in this area. At the next meeting the Commission may review the data and determine whether it has consensus for a zone change. If so a public hearing will be scheduled which should bring out the interested parties along Main Street for the discussion.

- B. Review, Discussion & Possible Action – Draft Reformatted Town of East Hampton Zoning Regulations:** Mr. Carey reported that the draft before the Commission now represents all the changes the Commission requested as they went through the Regulation. All the cross-referenced section numbers have been updated to reflect the appropriate section location in the new format. The next step in the amendment process is to submit the draft document to the area planning agencies for their review. This submission must be received by the regional planning agencies a minimum of thirty days prior to the public hearing. Mr. Carey recommended that the Commission authorize him to send the draft document and the proposed amendments to the Zoning Map to the regional planning agencies and schedule the public hearing for the regular meeting in February.

*Mr. Gauthier moved, and Mr. Rux seconded, to send the draft zoning regulation and the proposed amendments to the zoning map to the relevant planning agencies for their review and response.*

Mr. Sennett expressed concern regarding the density in the existing MUDD Overlay Zone. The Commission and Staff discussed the appropriate time to consider policy amendments to the Regulations.

*The Chairman called for the vote. The motion passed (6-0-1). (Yes votes: Gauthier, Hall, Rux, Sennett, Wright, Zatorski. No votes: None. Abstentions: Kuhr.)*

*Mr. Gauthier moved, and Mr. Rux seconded, to schedule a public hearing on the draft zoning regulations and the proposed amendments to the zoning map for the regular meeting of February 5, 2014. The motion carried unanimously.*

- 9. Adjournment:** *Mr. Rux moved to adjourn the meeting. Mr. Gauthier seconded the motion. The motion carried unanimously.*

The meeting adjourned at 8:19 p.m.

Respectfully submitted,

Daphne C. Schaub  
Recording Secretary