

**East Hampton Planning and Zoning Commission  
Regular Meeting  
April 2, 2014  
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 Rowland Rux, Members Peter Aarrestad, Roy Gauthier, James Sennett, Meg Wright, Alternate Member Gary Hall, and Planning, Zoning & Building Administrator James Carey were present.

Absent: Member Kevin Kuhr was not present.

The Chairman seated Mr. Hall at this time.

2. **Approval of Minutes:**

A. **March 5, 2014 Regular Meeting:**

*Mr. Aarrestad moved to approve the Minutes of the March 5, 2014 meeting as written.*

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

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

**Communications:** Mr. Carey reported that Peter Aarrestad has been a member of the Planning and Zoning Commission for 19 years this month. The Commission thanked Mr. Aarrestad for his dedication.

Mr. Carey also reported that the packages this evening contain the new Zoning Regulations (effective April 7, 2014), the most recent Member Contact Information, the draft Design Review Board Design Guidelines Handbook for future review, and the Salmon River Watershed Partnership Annual Newsletter.

**Liaison Reports:**

Mr. Gauthier reported that the High School Building Committee is continuing to meet and is currently in the design development stage. The final drawings are expected to be approved by the Committee this month, at which time they will be reviewed by the different Commissions, including this Commission, for approval. Contract documents are expected to be prepared by this summer.

Mr. Sennett reported that there was no ZBA meeting in March.

Mr. Aarrestad reported that the Salmon River Watershed Partnership Newsletter is available.

Mr. Zatorski reported that there is 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. Rux reported that he was not able to attend the EDC meeting. The Minutes for this meeting are on file in the Town Clerk's Office and available for viewing on the Town website.

Mr. Zatorski reported that he and Ms. Wright attended the Connecticut Federation of Planning and Zoning Agencies Annual Meeting. The presentation by the State of Connecticut Department of Consumer Protection regarding the new medical marijuana laws was very interesting. It is clear that there is much work to be done on this topic to be fully informed.

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

Paul Hoffman, former alternate member to the PZC, attended the regular meeting of the WPCA on April 1, 2014. He reported that the old dry cleaners in the Village Center is being renovated and will be added back to the Village Center water system. The WPCA would be willing to meet with the PZC to discuss a number of issues that are important to economic development and development of a water system.

Mr. Carey explained that the WPCA has indicated to him that they are interested in complying with the State Conservation and Development Plan. If the PZC is interested in making a change in the future sewer areas it must do so in alliance with the WPCA and the State Office of Policy Management must approve the amendment to the State Conservation and Development Plan.

Mr. Aarrestad discussed the need for the Town to add sufficient safeguards to the sewer avoidance program.

Mr. Hoffman further reported that the Hamptonwoods water system was tabled at the WPCA meeting pending additional information from an independent facility.

Mr. Carey explained that Hamptowoods has proposed a site plan modification to reduce the first phase of the development. They are working with the WPCA to get Phase 1B approval for the water system.

Mr. Hoffman furthered that the WPCA also discussed consumer confidence regarding testing of public water in the Village Center and Royal Oaks. He would like to see the issue of water testing in the Village Center on the agenda for the proposed joint meeting of the PZC and the WPCA.

Mr. Carey explained that the Town has extensive testing on the quality of water in the Village Center. The Chatham Health District, in conjunction with the State Department of Public Health continues to monitor the quality of water on a regular basis. The contaminated ground water in that area was, and continues to be, the primary constraint in expanding the water system in the Village Center.

Mr. Hoffman explained that his interest and concern for the Town is to enhance water availability in the Village Center to improve economic development.

Pam Patton, 249 West High Street, was present regarding a potential regulation change for gasoline fueling statement.

Mr. Carey explained that although the regulation amendment on this Agenda is not what Ms. Patton anticipated, it will be discussed later in the meeting.

4. **Set Public Hearing for May 7, 2014:** None.
5. **Read Legal Notice:** None.
6. **Public Hearings for April 2, 2014:**
  - A. **East Hampton Zoning Map – Amended - Continued from 03/05/2014:**

Mr. Carey reported that he has prepared a memorandum for the Commission regarding the proposed amendments to the Official Zoning Map including:

1. 33 West High Street, Map 01A/Block 47/Lot 3, R00369 – Change from POR to C;
  2. 35 West High Street, Map 01A/Block 47/Lot 3A, R00368 – Change from POR to C;
  3. 37 West High Street, Map 01A/Block 47/Lot 3B, R007373 – Change from POR to C;
  4. 50 East High Street, Map 05A/Block 85/Lot 18-2, R06487 – Change from R-1 to C;
  5. 58 East High Street, Map 05A/Block 85/Lot 18-1, R01433 – Change from R-1 to C;
  6. 26 Lakeview Street, Map 05A/Block 85/Lot 18-A, R04839 – Change from R-1 to C;
  7. 249 West High Street, Map 05A/Block 12/Lot 1B, R02790 – Remove from the Pine Brook Aquifer; and
  8. 8 West High Street, Map 01A/Block 39A/Lot 29 – Change from R-1 to C.
- (Attachment 1)

*Mr. Rux moved to close the public hearing on the amended East Hampton Zoning Map. Mr. Sennett seconded the motion. The motion carried unanimously.*

*Mr. Zatorski moved, and Mr. Sennett seconded, to approve the changes described above for the purpose of accurately displaying the zoning designations as described in the Zoning Regulations, since such designation is consistent with the Zoning Regulations and the Plan of Conservation and Development, and to adopt as the Official Town of East Hampton Zoning Map that map prepared by MainStreetGIS and dated 03/24/2014 including the amendments to the parcels referred to above and described as Nos. 1-8. Such change shall be effective May 1, 2014. The motion carried unanimously.*

**7. New Business:**

**A. Amendment to East Hampton Zoning Regulations, Section 8.4.A, Garages and Motor Fuel Filling Stations:** Mr. Carey reported that after careful consideration of this amendment to the Zoning Regulations, he recommends this change to the Regulations be requested by the private applicant and not by the Commission. The Commission discussed the opportunities for this amendment and means of appropriately addressing an application in the future.

**8. Old Business:**

**A. Appointment of Alternate Member to the Lower Connecticut River Valley Regional Planning Commission:** Mr. Carey explained that Mark Philhower cannot sit as the Alternate Member to the Lower Connecticut River Valley Regional Planning Commission as the Town's Charter prohibits a member of Town Council from holding another position. It will be necessary for the Town to find another volunteer. Mr. Hall volunteered for this appointment.

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

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Daphne C. Schaub  
Recording Secretary