

East Hampton Planning and Zoning Commission
Regular Meeting
May 7, 2014
Town Hall Meeting Room

Unapproved Minutes

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, and Meg Wright were present.

Absent: Member Kevin Kuhr, Alternate Member Gary Hall, and Planning, Zoning & Building Administrator James Carey were not present.

2. **Approval of Minutes:**

A. April 2, 2014 Regular Meeting:

Mr. Aarrestad moved to approve the Minutes of the April 2, 2014 meeting as amended (Hamptonwoods was misspelled on Page No. 2, Paragraph No. 7). Mr. Rux seconded the motion. The motion carried unanimously.

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

Communications: Staff reported that the most recent version of the Salmon River Watershed Map had been included in the meeting packages. The Map will also be distributed electronically. The most recent revision to the list of PZC members was distributed as well. Finally, a list of members appointed to the Water Development Task Force was also included in the meeting packages.

Liaison Reports:

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

Mr. Rux reported that the EDC met on April 15, 2014 and discussed a survey that they would be forwarding to the residents of the Main Street corridor regarding a potential change in zoning. The EDC is still developing its position on the potential zone change. The Minutes for this meeting are on file in the Town Clerk's Office and available for viewing on the Town website.

Ms. Wright reported that she attended the Conservation-Lake Commission on April 10, 2014. At that meeting the C-L Commission discussed the Lake Pocotopaug Clean-Up Day, the Director of Public Works Phil Sissick presented a staff report including information on recycled rubber and certification in its use, and Joe Carbonell and John Moore (members of the C-L Commission) have been appointed to the Board of the Connecticut Federation of Lakes.

Ms. Wright also reported that she attended the Lower Connecticut River Valley Regional Planning Commission meeting on April 28, 2014. The Commission heard two referrals. Deep River had a proposed regulation change concerning fuel stations approvals by the ZBA and the PZC. Middletown had proposed a floating zone along the river. Both these referrals were

deemed to have no regional significance. Fred Carstensen, UCONN Professor of Finance and Economics, was present to discuss non-market aspects of the lower Connecticut River valley area. This includes outdoor recreation and tourism. UCONN students will be conducting an “intercept” survey of people at these attractions.

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

Mr. Gauthier reported that the High School Building Committee is continuing to meet and is working with SLAM, CREC, and Downes Construction to prepare and design development drawings. The Commission will hear a presentation later in the meeting.

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

Paul Hoffman, 11 Champion Hill Road, was present to discuss his application for reappointment as an Alternate Member of the PZC. He also reported on the WPCA meeting held on May 6, 2014 as a member of the public. They discussed their budget, a potential combined meeting with PZC, IWWA, C-L Commission and EDC, maintenance is scheduled for Royal Oaks, Long Crossing, and the Oakum Dock wells, and additional testing of water quality has been (and will continue to be) conducted.

The Chairman reported that there will be a Freedom of Information workshop at the East Hampton High School Library on May 15, 2014 at 6:30 p.m.

Amy Samuelson, Project Management for the SLAM Collaborative, discussed the East Hampton High School renovation project which she and others have been working on for 20 months. She reported that good progress has been made. Last week the Building Committee approved the design development documents which moves the project forward to the last phase of the process which is preparation for bid process.

Ms. Samuelson described the plans as they exist now, including demolition, circulation, the gymnasium, family-consumer science classroom, and corridor. She further reported that the exterior features of the renovation will include features of the existing building. The brick and windows will be enhanced. The additions will be brick. A canopy will be added at the main entrance. The back of the building will no longer be a service court but will provide additional access for athletic events. The gymnasium will have natural lighting to reduce the cost of electricity. The schedule is for a 30 month phased plan with six construction phases. The first phase will include the new construction and the addition to the cafeteria. The existing science wings will be kept in place until the last two phases of construction when they will be demolished. Safety during the school year has been reviewed very closely with the Administration.

Tom Swale, Landscape Architect, presented the plans for the exterior including bituminous walkways to the baseball and softball fields, steep slopes, regatta-style bus drop off area, relocation of dumpsters, snow plowing and snow storage plans, concession plaza, fencing, and staff only parking. He further discussed the primary entrances and emergency exists and event parking.

Will Walter, Professional Engineer with the BSC Group, discussed site drainage and utilities. He reported that he has met with the Town Planner, Fire Marshal, WPCA, Chatham Health District, and Connecticut Department of Public Health. Mr. Walter further explained that regarding stormwater they are interested in peak flow and water quality treatment. The Regulations require that peak flow cannot exceed what is present currently. Each watershed has been designed so that stormwater peak flow will be decreased. The proposed plan includes

a small underground retention structure. The current system provides no water quality controls. The proposed plan will provide protections for both Muddy Gutter Brook and Lake Pocotopaug and will include two rain gardens and a water quality swale. The domestic water supply and fire protection will be provided by two existing wells with pumps and underground storage tanks. The piping will be tunneled underneath the track. The proposed plan includes four restroom areas and a grease trap will be provided for the kitchen. All the sanitary lines will tie into the public sewer system.

Mr. Walter explained that new electric and telecommunications will be provided. It will include a backup generator. Heat will be provided by two 5,000 gallon underground propane tanks. Cooling is provided by two chillers. An empty conduit for the future potential of natural gas will be installed. There is a proposal for an alternative which involves heating and cooling provided by geothermal wells. If it is possible to develop the geothermal plan under budget, the alternative plan will be utilized. If the geothermal plan is utilized there will be no need for the underground propane tanks or the chillers. This plan includes a small 1,000 gallon underground propane tank for backup heat. The kitchen and the science laboratories will each have small 500 gallon propane tanks. Heating and cooling will be by a chilled beam system and cooling will include a four-pipe system. The plan will meet the 2002 Guidelines as required by Connecticut DEEP. It will also require a general stormwater construction permit through Connecticut DEEP. The plans will reflect the requirements of that permit as well.

4. Set Public Hearing for June 4, 2014:

A. Application of Hubert E. Butler Construction Company LLC, 9 Young Street, for a Special Permit Renewal of Excavation Plan - Map 12/Block 33/Lot 7A:

Mr. Zatorski moved that the application of Hubert E. Butler Construction Company LLC, 9 Young Street, for a Special Permit Renewal of Excavation Plan, Map 12/Block 33/Lot 7A, be scheduled for a public hearing at the June 4, 2014 meeting. Mr. Rux seconded the motion. The motion carried unanimously.

B. Application of East Hampton Board of Education, East Hampton High School Additions and Renovations, 15 North Maple Street, for a Special Permit, Lake Pocotopaug Protection Area, and Site Plan Modification – Map 01A/Block 39/Lot 5A:

Mr. Zatorski moved that the application of East Hampton Board of Education, East Hampton High School Additions and Renovations, 15 North Maple Street, for a Special Permit, Lake Pocotopaug Protection Area, and Site Plan Modification, Map 01A/Block 39/Lot 5A, be scheduled for a public hearing at the June 4, 2014 meeting. Mr. Aarrestad seconded the motion. The motion carried unanimously.

5. Read Legal Notice: None.

6. Public Hearings for May 7, 2014: None.

7. New Business: None.

8. Old Business:

A. Update Pending Projects: Hamptonwoods, Chatham Forest, and Sports ON 66: Staff reported that the Hamptonwoods project would soon be moving forward with Phase 1. It will contain ten multi-unit buildings on a private road with public utilities.

Staff reported that Chatham Forest will also be moving forward. It is the 15-lot open space subdivision near the intersection of Colchester Avenue and Tartia Road. Pelletier

Developers has executed the Developer's Agreement and paid the developers fee. The clearing has begun.

Staff reported that Sports On 66 has secured the financing they needed and building permit applications should be received shortly.

B. Draft Design Review Board Guidelines - Possible Discussion: The Chairman requested that this item remain on next month's agenda.

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

The meeting adjourned at 8:24 p.m.

Respectfully submitted,

Daphne C. Schaub
Recording Secretary