

**East Hampton Planning and Zoning Commission
Regular Meeting
June 4, 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 Roy Gauthier, James Sennett, Meg Wright, Alternate Members Gary Hall, and Geoff Ricciardelli were present.

Absent: Members Peter Aarrestad, Kevin Kuhr, and Planning, Zoning & Building Administrator James Carey were not present.

The Chairman seated Mr. Ricciardelli and Mr. Hall at this time.

2. **Approval of Minutes:**

A. May 7, 2014 Regular Meeting:

Mr. Sennett moved to approve the Minutes of the May 7, 2014 meeting as written.

Ms. Wright seconded the motion. The motion carried unanimously.

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

Communications: Staff reported that Geoff Ricciardelli has been appointed to an alternate seat on the Commission and welcomed him to the meeting. The most recent revisions to the member contact have been distributed in this evening's packages. Plans for an emergency municipal repair for the beach at Sear Park were approved as a modification to the IWWA permit for the Sears Park Master Plan and copies are in this evening's packages as well. The CLEARscapes, and Connecticut Water's Newsletters have been scanned and emailed to the members.

Liaison Reports:

Mr. Zatorski reported that the IWWA has approved the Sears Park modification of the emergency municipal repair of the beach at Sears Park. The modifications will include removal of the seawall and grading the beach into a gentle slope to the water. The IWWA has included in there modification a requirement for an ongoing maintenance plan. The Minutes for the IWWA meeting are on file in the Town Clerk's Office and available for viewing on the Town website.

Mr. Gauthier reported that the High School Building Committee is continuing to meet and is working with the engineers, architects, and project managers on the design development drawings and preparing documents for the bid process. The public hearing will be opened latter in this meeting.

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

Mr. Rux reported that he was not able to attend the EDC meeting on May 20, 2014; however, 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 reported that she attended the Lower Connecticut River Valley Regional Planning Commission meeting. There were not enough members present for a quorum; however, they did review the referrals. The Town of Old Saybrook had three referrals related to their POCD including a Mariners Way, Scenic Roads, and new definitions. None of which had any regional impact. Clinton had a referral regarding storage tanks which was also deemed to have no regional impact. The RPC did have some concerns regarding some of the limitations in the proposal and drafted a letter addressing their concerns. A Demographic Profile for all 17 towns in the RiverCOG was distributed.

Mr. Hall reported that he was also in attendance at this meeting as an RPC Alternate Member and reported that the POCD will need to be updated in 2016. This will require review by this Commission, referral to the Town Council for endorsement, and acceptance by the State Office of Policy and Management. More information will be forthcoming.

Mr. Hall also agreed to serve as liaison to the Design Review Board as well.

Ms. Wright reported that she was not able to attend the Conservation-Lake Commission on May 8th because she attended the Freedom of Information Workshop. The Minutes for the Conservation-Lake Commission meeting are on file in the Town Clerk's Office and available for viewing on the Town website.

Ms. Wright provided Staff with the FOI handouts and they will be distributed to members of the Commission.

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

Mike Maniscalco, Town Manager, was present to offer his support to the projects ongoing with the Commission at this time. He also discussed the budget process the Town is presently working through.

4. Set Public Hearing for July 2, 2014:

A. Application of Northeast Utilities System, 22 East High Street, for a Commercial Site Plan Modification Review, NU Service Center Consolidation & Improvements - Map 05A/Block 62/Lot 5:

Mr. Rux moved, and Mr. Sennett seconded, to schedule the application of Northeast Utilities System, 22 East High Street, for a Commercial Site Plan Modification Review, NU Service Center Consolidation & Improvements, Map 05A/Block 62/Lot 5, for a public hearing to be held at the July 2, 2014 regular meeting of the Planning and Zoning Commission. The motion carried unanimously.

5. Read Legal Notice: The Staff read the legal notice into the record.

6. Public Hearings 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:

Brian Gombotz was present to discuss the application for the Special Permit Renewal of the Excavation Plan. He reported that excavation has continued, erosion and sedimentation controls are maintained, and activity has increase slightly as the economy has picked up. The plan is proceeding as it had been designed. Stormwater monitoring and sampling is conducted regularly. The Commission discussed the current status with Mr. Gombotz. In 2013 no crushing was conducted at this location. If the economy continues to improve the

portable crusher may be used. There have been three blasts in the last 12 months and no complaints reported by the town's staff. All abutters are notified prior to blasting, as is the Fire Marshal. The standard hours of operation are Monday through Friday 7a.m. to 3:30p.m. The project has been in operation for 30 to 40 years with two or three prior operators. Butler has removed approximately half of the material that has been excavated from the site.

The Chairman opened the meeting to the public. There was no one present to discuss the application.

Mr. Rux moved, and Mr. Gauthier seconded, to close the public hearing of 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. The motion carried unanimously.

Mr. Rux moved, and Mr. Sennett seconded, to approve for another 12 months 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. 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:

Amy Samuelson, SLAM Collaborative, was present to discuss the high school renovation project. Assisting her were Glenn Gollenberg, Frank Bacca, and Jim Giuliano. Ms. Samuelson provided a Power Point Presentation of the design plan for the Commission. (Attachment 1)

Staff read a report from the DPW into the record.

SLAM has prepared an alternative site plan and will continue to work with the DPW and Planning Staff to resolve the concerns raised.

The plans will be presented to the State for review on July 23, 2014. The Town's review of the plans does not need to be complete to begin the process with the State.

Francis Bacca, Professional Engineer with BSC Group, was present to discuss the site drainage, utilities, and erosion and sedimentation control as represented in the Power Point Presentation.

The Chairman opened the meeting to the public at this time.

Don Harwood, Board of Education Facilities Director, reported that on May 22nd he had a meeting with the DPW and the design team at the site. It was extremely productive and the snow removal will be a collaborative effort between both the Board of Education and the DPW. The design team will be meeting with the DPW and the Board of Education to finalize the designs. Mr. Harwood is a certified building official and fire marshal and is able to represent a Town perspective to the plans. Please feel free to forward and questions to him.

Mr. Rux moved, and Mr. Sennett seconded, to continue the public hearing for 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, to the July 2, 2014 regular meeting. The motion carried unanimously.

7. **New Business:** None.

8. **Old Business:**

A. Chatham Forest Extension: The Chairman reported that this is a 15-lot open space subdivision that was approved in May 2010. The developer has begun this project and an extension of the original five year approval period will be required to complete the project. Staff will provide a specific extension period to the Commission by the next meeting.

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

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

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Daphne C. Schaub
Recording Secretary