

**East Hampton Planning and Zoning Commission  
Regular Meeting  
February 3, 2016  
Town Hall Meeting Room**

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

Present: Vice-Chairman Kevin Kuhr, Members Roy Gauthier, Gary Hall, Rowland Rux, James Sennett, Meg Wright, Alternate Member Michael Kowalczyk, and Planning and Zoning Official Jeremy DeCarli were present.

Absent: Chairman Zatorski and Alternate Member Jason Jozefiak were not present.

Alternate Michael Kowalczyk was seated at this time.

2. **Approval of Minutes:**

**A. January 6, 2016 Regular Meeting:**

*Mr. Sennett moved, and Mr. Rux seconded, to approve the Minutes of the January 6, 2016 meeting as written. The motion carried unanimously.*

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

**Communications:** Staff reported that updated Member List have been included in this evening's packages.

Mr. DeCarli congratulated Gary Hall and Roy Gauthier who were both recently reappointed to the Commission as Regular Members. He also congratulated Jason Jozefiak who was recently reappointed as an Alternate Member of the Commission.

Mr. DeCarli thanked Jim Sennett for 34 years of service, Rowland Rux for 15 years of service, Gary Hall and Kevin Kuhr for two years, and Jason Jozefiak for one year of service.

The Connecticut Federation of Planning and Zoning Agencies Annual Meeting will be on Thursday, March 17<sup>th</sup> at the Aqua Turf in Southington. The discussion will focus on Zoning Regulations and E-Commerce. All are invited to attend. Please let the Planning and Zoning Office know if you are interested in attending by Tuesday, March 15<sup>th</sup>.

The Quarterly Newsletter of the Connecticut Federation of Planning and Zoning Agencies has been scanned and forwarded to you electronically.

Connecticut Federation of Lakes Conference 2016 will be on 3/12/2016. If you are interested please let us know. (NOTE: Since the time of this meeting the Lakes Conference 2016 has been rescheduled for April 9, 2016).

**Liaison Reports:**

Mr. Gauthier reported that the East Hampton High School science wing, family consumer sciences wing, gymnasium, and auditorium were opened last month. The L Wing, which is the area behind the auditorium, will be turned over to the school this month. The old gymnasium will be converted to a multi-use presentation hall. On February 11<sup>th</sup> at 6 p.m.

there will be an open house open to the public. There will be a concert in the new auditorium following the open house at 7 p.m.

Mr. Hall was not able to attend the last Design Review Board meeting and this month's meeting has already been cancelled. The Minutes for last month's meeting are on file in the Town Clerk's Office and are available online.

Mr. Sennett reported that he was in attendance at the last ZBA meeting on January 11th. There was one application on the agenda for two side yard setback variances and a lot coverage variance. All variances were granted. The Minutes of this meeting are on file in the Town Clerk's Office and are available online.

Mr. Kowalczyk was in attendance at the January RiverCOG Regional Planning Committee. They discussed the Regional Plan including the need for volunteers from the Committee to help with the review segments and plan for public involvement. Planned workshops have been pushed back to the summer and fall due to staffing changes.

Mr. Rux reported that the January EDC meeting was cancelled.

Mr. Rux reported that the Water Development Task Force Meeting was also cancelled.

Ms. Wright added to the report on the activities of the RiverCOG Regional Planning Committee. They will be meeting at the State Capitol Building on February 23<sup>rd</sup> at 9 a.m. to discuss the different issues before the Region at this time. They will be meeting with the State Legislature. The public is welcome in Room 310. The RPC also reviewed one referral from Lyme regarding farm wineries. It was deemed to have no inter-municipal impact.

Mr. Kuhr reported that there was a Conservation-Lake Commission Meeting; however, he was unable to attend. The Minutes to this meeting are available online and in the Town Clerk's Office.

**Public Comments:** None.

4. **Set Public Hearing for March 2, 2016:** None.

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

6. **Public Hearings for February 3, 2016:** None.

7. **New Business:** None.

8. **Old Business:**

**A. Extension of Permit -** Application of Rehovos Corporation for Salmon Run Open Space Subdivision:

Attorney Tim Furey of Bristol, Connecticut was present, as was Rehovos Corporation representative Scott Bayne. Mr. Furey informed the Commission that the IWWA extended the wetlands permit for this subdivision for the maximum amount of time (11-29-2020) by unanimous vote at the previous IWWA meeting. Mr. Furey asked the Commission to grant the extension.

Staff advised the Commission that there would be no requirement for a 15 day appeal period.

*Mr. Gauthier moved, and Mr. Sennett seconded, to approve the application of Rechovos Corporation for an extension of the Salmon Run Open Space Subdivision, Map 35/Block 95/Lot 7, for the maximum time allowed of five years (04-04-2021). The application is approved for the reason that the request meets all of the requirements of the Town and State. The motion carried unanimously.*

**B. Discussion - Design Review Board Guidelines:** The Vice Chairman requested this Item remain on the Agenda for the next meeting.

**C. Update: POCD** – Mr. DeCarli distributed a Calendar with the POCD Timeline to the Commission. He described his rationale for this timeline. The Commission discussed the strategy to meet the deadline. Three Special Meeting Workshops have been scheduled for Thursdays, February 11<sup>th</sup>, 18<sup>th</sup>, and 25<sup>th</sup> at 7 p.m. in the Middle School Media Center. The first draft of the revised POCD will be presented to this Commission at the March 2<sup>nd</sup> regular meeting. All comments will need to be received by Mr. DeCarli by Monday March 21<sup>st</sup> as final revisions will begin on that date and the submission to the RiverCOG must be no later than Monday, March 28<sup>th</sup>.

**D. Discussion: Review Open Road Maintenance Bonds:** Staff reported that they are in receipt of the town engineer's review of the Skyline Estates performance bonds.

Mr. Rux advised the Chairman that he must recuse himself from the meeting at this point as his employment is a conflict of interest with the owner of this subdivision.

The engineer's review and pictures were discussed by the Commission. Staff explained that this subdivision would be expiring in the next few months and the developer has expressed interest in extending the permit for this application. Staff briefly discussed the ability of the software available in the Planning and Zoning office for monitoring and tracking bonding and land-use activities such as these. The Commission requested that staff approach the developer regarding the performance bonds at Skyline Estates.

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

The meeting adjourned at 8:27 p.m.

Respectfully submitted,

Daphne C. Schaub  
Recording Secretary