

East Hampton Planning & Zoning Commission

Special Meeting

POCD Workshop

Minutes

Date: February 25, 2016

Location: East Hampton Middle School Library/Media Center

Time: 7:00pm

Members Present: Chairman Ray Zatorski, James Sennett, Meg Wright, Roy Gauthier, Gary Hall, Kevin Kuhr, and Rowland Rux

Guests: Mark Phillhower, Town Council; Jack Solomon, EDC; Mary Ann Dostaler, BRA; and Planning and Zoning Official Jeremy DeCarli

1. Call to Order

Chairman Ray Zatorski called the meeting to Order at 7:00pm.

2. Public Comments

None

3. Discussion: Revisions to the Plan of Conservation and Development

Mr. Zatorski explained that the purpose of the meeting was to gather information and have a discussion regarding the Plan of Conservation and Development for the Town of East Hampton. The current POCD is due to expire June 30 and must be updated prior to that date to remain in compliance with State statutes. Mr. Zatorski then turned the floor over to the P&Z Official Jeremy DeCarli.

Staff explained the process for updating the POCD, including the timeline. He explained that tonight's workshop would concern conservation and future land use. This is the final of three workshops. Following a brief slideshow presentation there was discussion regarding conservation efforts and future land use plan for East Hampton. The current Locational Guide Map included in the Connecticut State POCD includes a future sewer service area in the north end of town along White Birch Road. It was noted that the Town of East Hampton sent multiple letters to OPM asking for that portion of the service area to be removed. It was determined that the north end of town should not be a future service area and should not be included in the Town's POCD. Town Staff will try to determine why it was included in the State Map.

There was discussion regarding vernal pools and sensitive species. Town Staff will look for maps or map layers to include in the plan that identify these areas. There was discussion about the Emerald Ash Borer and whether the plan should identify this as an issue. Discussion followed regarding invasive species as a whole. The plan should recognize known and unknown invasive species and threats. An action item will be included recognizing the need to develop a plan to deal with invasive species. Staff encouraged better communication with DEEP and the Extension Center, both of which have done research and have been tracking the progression of invasives. A map should also be included if possible identifying general locations where these species are known to exist.

There was discussion about identifying some of the best uses for town lands. There may be areas where playing fields or other town functions may be beneficial. Not all town land should be developed, but there may be opportunities to fill certain needs in town.

A question was raised regarding if the Town could have any involvement with projects on State owned lands, particularly if there are demolitions or other removal of resources. Staff explained that better communication with DEEP may be of use in this regard.

Discussion included the need to split Goal #2 of Future Land Use section of the Plan into two separate goals in order to emphasize the need to revitalize the village. There was discussion regarding preservation of historic structures in Town. A question was raised whether or not the age of infrastructure could be mapped. Staff stated that is something that can be looked into. An action item could certainly be included to develop such a map or inventory.

Ms. Dostaler stated that the Brownfields Redevelopment Agency has completed an update to a market assessment that was completed several years ago. The document has been provided to town staff and will be used in the writing of the Plan.

Finally, there was discussion pertaining to home based businesses. This topic was discussed at last week's meeting, and the creation of regulations allowing for home based businesses was a suggestion in the 2006 Plan and is still a suggestion.

4. Adjournment

The meeting was adjourned at 8:00pm.