

Town of East Hampton
Planning and Zoning Commission
Regular Meeting
October 5, 2016 – 7:00 P.M.
East Hampton Town Hall Meeting Room

APPROVED MINUTES

1. Call to Order and Seating of Alternates: The meeting was called to order at 7:00 P.M. by Chairman Ray Zatorski.

Present: Chairman Ray Zatorski, Vice Chairman Kevin Kuhr, Regular Members, James Sennett, Meg Wright and Rowland Rux. Alternate Members Angelus Tammaro, Jason Josefiak and Michael Kowalczyk were present as well as Planning and Zoning Official Jeremy DeCarli.

Absent: Regular Members Roy Gauthier and Gary Hall.

2. Approval of Minutes:

A) October 5, 2016 Regular Meeting: *Mr. Rux moved, and Mr. Kuhr seconded, to approve the minutes of the October 5, 2016 regular meeting with the correction of a typo. **Vote: 6-Yes; 0-No; 1-Abstain (Roy Gauthier). Motion passed.***

3. Communications, Liaison Reports, and Public Comments:

Communications:

The first communication Mr. DeCarli submitted was a

Liaison Reports:

Mr. Sennett stated that he attended the Zoning Board of Appeals meeting on September 12, 2016. He reported that there was one application for Barbara, John and Glen Suprono of 43 Walnut Ave. for a west side yard variance to reduce the setback requirement from 15' to 3' to construct a clear span master solar guard building. The application was denied because it was not considered a hardship.

Vice-Chairman Kuhr stated that he was not able to attend the Lake Conservation meeting last month.

Chairman Zatorski stated that he was not able to attend the Inland Wetlands meeting last month. Mr. DeCarli attended the meeting and reported 2 approvals and 1 contingency but nothing that will affect P&Z.

Mr. Rux attended the Water Development Task Force meeting and reported that they were going to the Town Council to request that a public notice be sent out to request proposals for design and development of the interconnection of the Center School water system with

Royal Oaks. The Town Council voted for the public notice to go out. He stated that he did not attend the EDC meeting.

Ms. Wright stated that she attended the Lower CT River Valley Regional Planning Committee meeting on September 26th and provided the following highlights: They discussed the draft of the Housing for the Regional POCD. There was a discussion about changing the MPO's and doing a few of them interstate and reorganizing the entire thing. The MPO topic received opposition but the DOT decided to move forward anyway. The Committee re-open the topic for another public opinion with the deadline being October 24th. The Commissioner of the Dept. of Public Health wants to have 8 Public Health Departments within the state and each town will be charged a minimum of 1 ½ % of their total budget to go to the health departments. Michael Kowalczyk attended the same meeting and said they are trying to come up with a regional approach to housing and a more consistent approach to accessory housing units and dwellings.

Chairman Zatorski opened the meeting to public comments. There were none at this time.

4. Set Public Hearing(s) for November 2, 2016: Chairman Zatorski made a motion to set the following public hearings for the next scheduled P&Z meeting on November 2, 2016:

A. Application of Hubert E. Butler Construction, LLC, for a Renewal of Special Permit Pursuant to Section 7.6, 9 Young Street – Map 12/ Block 33/ Lot 7A.

B. Amendments to East Hampton Zoning Regulations – Sections 2.2, 3.5.F, 3.5.K, 7.7.G, 9.4.C, 9.4.G, 9.4.H.

The motion was seconded by Mr. Rux. **Vote: 7-Yes; 0-No. Motion passed.**

5. Reading of the Legal Notice: None.

6. Public Hearings for October 5, 2016: None

7. New Business:

A. Discussion: Air BnB Rental Units – Mr. DeCarli began with a brief description of what Air BnB Rentals are and informed the members that we have many in town and that the Building P&Z Dept has received a few complaints about them and that our regulations do not define long or short term rentals. A brief discussion followed about conflicts that may arise as a result of Air BnB Renting such as traffic issues, commercial ventures and lack of definition in our regulations. Mr. DeCarli provided examples of regulations from other towns and stated that he will research definitions of rental terms in other towns.

B. Planner's Report

8. Old Business

A) Discussion: Permit Fees, Zoning Review

B) Discussion: Accessory Dwelling Units

C) Discussion: Design Review Board Guidelines –Tom Adams from the Design Review Board was present and informed the members that the Design Review Board has not met for the past 2 months and he apologized for not having the guidelines ready for the board to review.

9. Adjournment:

Mr. Rux *made a motion, seconded by Mr. Kuhr, to adjourn at 8:10 P.M. Voted 8-0.*

Respectfully submitted,

Christine Castonguay
Recording Clerk