

Town of East Hampton  
**Planning and Zoning Commission**  
**Regular Meeting**  
June 7, 2017 – 7:00 P.M.  
East Hampton Town Hall Meeting Room

**APPROVED MINUTES**

**1. Call to Order and Seating of Alternates:**

Chairman Kuhr called the meeting to order at 7:00 p.m.

Present: Chairman Kuhr, Vice-Chairman Zatorski, Regular Members, James Sennett, Roy Gauthier, Roland Rux and Meg Wright. Alternate Members Michael Kowalczyk and Angelus Tammaro were present as well as Planning and Zoning Official Jeremy DeCarli.

Chairman Kuhr seated Alternate Angelus Tammaro.

Absent: Alternate Jason Jozefiak.

**2. Approval of Minutes:**

**A. May 3, 2017 Regular Meeting** – Vice-Chairman Zatorski made a motion to approve the May 3, 2017 minutes as written. The motion was seconded by Mr. Rux. ***Vote: 7-Yes; 0-No. Motion passed.***

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

**Communications:** Mr. DeCarli presented the following communications: The quarterly newsletter from the CT Federation of Planning and Zoning, 2 letters from the State of CT Siting Council regarding equipment upgrades to the tower at 1 Public Works Drive and the final communication was an agenda from the Central Region Water Utility Coordinating Committee for the meeting on June 14, 2017 at the MDC Training Center in Hartford, CT.

**Liaison Reports:** Mr. Gauthier reported that the High School project is substantially complete. The site work will be finalized over the summer and the ribbon cutting ceremony is September 8. The only outstanding issue is with the water but it's being addressed and tested.

Mr. Kowalczyk stated that he was unable to attend the Lower CT River Valley Regional Planning Commission.

Mr. Tammaro did not have a report.

Mr. Sennett stated that the May 8<sup>th</sup> ZBA meeting was cancelled.

Vice-Chairman Zatorski stated that there was nothing to report.

Mr. Rux stated that he did not have a report.

Ms. Wright stated there was no report.

Chairman Kuhr said he attended the Conservation Lake Commission meeting last month and provided the following highlights: they discussed increasing the upland review area on the lakeshore line and having IWWA review applications, Lake Clean Up Day was on

April 22 and was successful, the applicant for 57 Spellman Point informed the members that he is having a problem with drainage and would like to install a drywell to improve the runoff and the last topic discussed was related to their funds being low due to the costs incurred for testing the lake.

At this time, Chairman Kuhr asked if there were any public comments related to anything that is not on the agenda this evening. There were no comments so Chairman Kuhr closed the public comments.

**4. Read Legal Notice for June 7, 2017:** The legal notice was read into the record by Mr. DeCarli.

**5. Public Hearings for June 7, 2017:**

**A. Continued: Amendments to East Hampton Zoning Regulations-** Section 8.4.M, Special Regulations, Standards For Specific Uses, Accessory Dwelling Units. Mr. DeCarli stated that there have been no changes since the draft dated April 5<sup>th</sup>. Vice-Chairman Zatorski stated that he would like another month to review the draft. Chairman Kuhr opened it up to the public for comments. There were no comments.

Vice-Chairman Zatorski made a motion to continue the public hearing of Amendments to East Hampton Zoning Regulations – Section 8.4.M, Special Regulations, Standards For Specific Uses, Accessory Dwelling Units to the next regularly scheduled meeting. The motion was seconded by Mr. Rux. **Vote: 7-Yes; 0-No. The motion passed.**

Vice-Chairman Zatorski made a motion to continue the Application of Amendments to East Hampton Zoning Regulations –Section 8.4.M, Special Regulations, Standards For Specific Uses, Accessory Dwelling Units to the next regularly scheduled meeting in July.

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

**B. Application of Cobalt Lodge, 29 Middle Haddam Rd.,** for site plan modification for additional parking spots and a driveway. Map 01C/Block 9/Lot 7. Mr. Zgorski from Cobalt Lodge presented a revised site plan to the board. He said he will be installing a 12' gate (photo of gate provided) along Fern Lane with a realtor lock box for emergency personnel vehicles to access. He said there will be plantings along Fern Lane, 2 handicap spaces in the parking lot, a speed bump at the employee's side entrance to help reduce speeding and he will be connecting the existing PVC pipe directly to the storm drain. Mr. DeCarli informed the board that the number of proposed parking spaces does indeed comply with the regulations and that they are at 35% lot coverage. Chairman Kuhr inquired about a previous issue with the lights from Cobalt Lodge spilling onto the abutters' property. Mr. Zgorski stated that baffles were put on the lights and that he has not received any more complaints. Chairman Kuhr opened the meeting up to public comments at this time. Mr. Johnson of 21 Long Crossing testified to the lack of parking and spoke in favor of Cobalt Lodge's application. Ms. Asetta of 5 Fern Lane spoke about the lack of maintenance to the current plantings at Cobalt Lodge. Mr. DeMore of 3 Fern Lane was concerned about the stability of the road base with all the additional proposed plantings as well as how the existing in ground obstacles that have barriers will be addressed. Ms. Kinney-Knotek of 10 Fern Lane was

concerned about the natural buffer along Fern Lane being destroyed and suggested extending the proposed plantings along Cobalt Lodge's property. Ms. Hatfield of 37 Fern Lane said that the PVC piping is currently exposed piping with water spilling out and creating a gully. She asked how that issue will be addressed. She added that with 14 parking spaces and cars entering and exiting it will be tight and she is concerned about the overflow onto Fern Lane. Mr. Knotek of 10 Fern Lane said he would like to see the plantings extended along Cobalt Lodge's property and agreed that the parking will be tight. Chairman Kuhr gave Mr. Zgorski the opportunity to address the concerns which he did. Chairman Kuhr stated that he was at Cobalt Lodge, he entered along Fern Lane, parked and backed out and re-iterated the previous concerns about the parking area being tight to maneuver. Vice-Chairman Zatorksi made a motion to close the public hearing for Application of Cobalt Lodge, 29 Middle Haddam Rd., for site plan modification for additional parking spots and a driveway. Map 01C/Block 9/Lot 7. The motion was seconded by Mr. Rux. **Vote: 7-Yes; 0-No. Motion passed.** Vice-Chairman Zatorksi made a motion to approve the Application of Cobalt Lodge, 29 Middle Haddam Rd., for site plan modification for additional parking spots and a driveway. Map 01C/Block 9/Lot 7 for the following reasons: the changes meet PZC regulations and this application and the changes puts this property closer into compliance with the current regulations and with the following conditions: that the buffer strip and plantings are planted as shown on the plans dated May 25, 2017, that the plantings are maintained as shown on the plans dated May 25, 2017, that Town Staff is notified prior to and at the start of construction, that Erosion and Sediment Controls are in place prior to the start of construction, that additional plantings are extended 15' along the lot line between lots 7 and 7A, that a revised site plan is submitted to Town Staff to the satisfaction of Town Staff prior to the start of construction and that the gate is in accordance with the gate design approved by the Middle Haddam Historic District dated May 25, 2017 with access limited to emergency vehicles. Mr. Rux seconded the motion. **Vote: 7-Yes; 0-No. Motion passed.**

**6. New Business:** None.

**7. Old Business:**

- A. Application of Susan Popielaski –ECO Coffee, 367 West High St, for Special Permit/Site Plan Modification. Map 01C/Block 10/Lot 1.** Ms. Popielaski briefly described her business proposal as being a coffee house/retail. There will be an organic espresso bar with 24 seats and an area for people with disabilities to sell their artwork. Mr. DeCarli informed the members that Ms. Popielaski has received a preliminary approval from the Chatham Health District as well as the the Fire Marshall. Ms. Popielaski said there will be a vestibule in the front with a wall that will extend to the back of the building and it will also have a common corridor with 2 restrooms. Mr. DeCarli stated that they are compliant with the amount of proposed parking spaces that are shown on the site plan and that the applicant has a preliminary design for her sign which will be reviewed by Town Staff to ensure that it does not exceed the required square footage. Vice-Chairman Zatorski made a motion to approve the application of Susan Popielaski

-ECO Coffee, 367 West High St, for Special Permit/Site Plan Modification. Map 01C/Block 10/Lot 1 for the following reasons: it meets PZC regulations and is a new business in East Hampton/Cobalt and with the following conditions: that Town Staff be notified prior to and at the start of construction, that all other permits and approvals required are obtained to the satisfaction of Town Staff and that the project must be completed to the satisfaction of Town Staff prior to final approval. At this time, there was discussion about the classification of the business (retail or restaurant). It was agreed that it is retail therefore it's a Site Plan Modification request and not a Special Permit request. Mr. Rux suggested omitting "Special Permit" from item #7A on the agenda. Vice-Chairman Zatorski made a motion to approve the Application of Susan Popielaski -ECO Coffee, 367 West High St, for a Site Plan Modification. Map 01C/Block 10/Lot 1 for the following reasons: it meets PZC regulations and is a new business in East Hampton/Cobalt and with the following conditions: that Town Staff be notified prior to and at the start of construction, that all other permits and approvals required are obtained to the satisfaction of Town Staff and that the project must be completed to the satisfaction of Town Staff prior to final approval. The motion was seconded by Mr. Rux with the requested modification. **Vote: 7-Yes; 0-No. Motion passed.**

**B. Application of Main St Venture, LLC, 3 Main St, for a Text Amendment for PO/R Zone.** The applicant was not present. Mr. DeCarli informed the members that he received a written request for an extension of this Application and he explained to the applicant that the Commission will not open this up to a public hearing until the applicant presents the application to them.

**8. Planner's Report** – Mr. DeCarli provided the following updates:

The parking issues persist for the Fat Orange Cat Brewery. There was a recent complaint and the police were called. The parking is an issue on Jacobson Farm Road. The owners of the Brewery are trying to find a long term solution which may include possibly moving. They inquired about purchasing 55 Tartia Road which is currently for sale where they will rent out the house and build another parking lot behind that house. Hampton Woods has received their DOT permit and will be moving forward. The developer is going through the permitting process with WPCA and the Building Department to get the water system building constructed and connected to the units so they can obtain CO's.

The site plan for the Fuel Island is going through the process for an IWWA permit, ZBA site location approval and variances for the canopy structures. The Application will be come before PZC in July.

The NAPA building plans are not complete so there is no application yet.

The site plan for 13 North Main St is going through the IWWA process and will be

presented to PZC next month.

The developer for Skyline Roads would like to complete Sunrise Lane to turn it over to the Town.

The horses and sheds have been relocated to the Chestnut Hill location for the CT Draft Horse Rescue. They have drilled for the well and a shed was installed to house the water and electrical equipment for the property.

The Town of Portland has begun applying for permits for construction on the Airline Trail (500 ft. in East Hampton from Great Hill Pond Brook to Depot Hill Rd).

Serra & Associates has installed (2) parking spaces in the front of their building at 11 West High Street without notifying the appropriate Town Departments. The pavement may be on the State Right of Way.

Route 66 Corridor Study will begin in the fall.

**9. Set Public Hearing(s) for July 5, 2017 – None.**

**10. Adjournment:** Vice-Chairman Zatorski made a motion to adjourn at 8:59 p.m. The motion was seconded by Mr. Rux. The vote was unanimous in favor. The meeting adjourned.

Respectfully submitted,

Christine Castonguay  
Recording Clerk