

SPECIAL MEETING MINUTES JANUARY 17, 2018
FOR THE EASTON PLANNING AND ZONING COMMISSION

Note: These minutes, prepared to comply with Section 1-225 of the General Connecticut Statutes, is an approximate record of matters discussed and actions taken by the Commission at the meeting, but has not yet been reviewed by the commission for accuracy or completeness and is therefore subject to change or correction.

Chairman, Robert Maquat, called the Special Meeting to order at approximately 5:15pm.

Regular Members present: Robert Maquat, Raymond Martin, Wallace Williams and Ross Ogden

Alternate Members present: Alison Sternberg and Justin Giorlando

For the record: For continuity the Chairman appointed Alison Sternberg to vote for Wallace Williams regarding the Public Hearing on the Replacement of the South Park Avenue Bridge. Justin Giorlando was appointed to vote in absence of a regular voting member.

PUBLIC HEARING: Opened January 8, 2018 and recessed to a Special Meeting January 17, 2018 on the following special permit application.

SP-17-04, Special Permit for Flood Plain, Town of Easton, 97 South Park Avenue, Bridge #04213, for the proposed replacement of the existing bridge within the 100 year flood plain, as depicted on a set of plans entitled "Replacement of South Park Avenue Bridge 04213 Over Mill River, Easton, CT", prepared for Town of Easton, dated 10/06/17, by Anchor Engineering Services, Inc. A copy of the application is on file in the Easton Town Clerk's office.

The Chairman continued the public hearing and read the notice of the meeting. The Chairman noted that questions were raised at the prior meeting regarding pedestrian access and safety for pedestrians going across the bridge as well as access to Town Open Space and Aspetuck Land Trust property.

Director of Public Works Edward Nagy, P.E. addressed the questions and presented a revised plan prepared by Anchor Engineering Services, Inc. entitled "Replacement Of Bridge 04213, Prepared For Town Of Easton, Roadway Plan & Profile, South Park Avenue, Easton, CT", last revised 01/15/18.

The Chairman noted the following items for the record:

1. E-mail from Dennis Garceau, Chief Structural Engineer, Anchor Engineering Services, Inc., to Edward Nagy, P.E., Director of Public Works, dated January 15, 2018.
2. Revised plan prepared by Anchor Engineering Services, Inc. entitled "Replacement Of Bridge 04213, Prepared For Town Of Easton, Roadway Plan & Profile, South Park Avenue, Easton, CT", last revised 01/15/18, Sheet 4 of 20.
3. E-mail to Margaret Anania from Dori Wollen, Chair, Conservation Commission, dated January 17, 2018 Re: South Park letter to P and Z 1/17/18 attached (Attached letter was addressed to Planning & Zoning Commission, Easton, from Dori Wollen, Chair, Conservation Commission, dated January 17, 2018, Subject: South Park Ave. Bridge Replacement over the Mill River – Special Permit.

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PUBLIC HEARING: (continued)

The Commission continued to discuss safety issues concerning the replacement of the bridge.

The Chairman noted a memo to the Planning and Zoning Commission dated January 17, 2018 from John Hayes, Land Use Director.

No one spoke from the public. The public hearing was closed at approximately 6:00PM.

Motion was made by Robert Maquat, seconded by Raymond Martin, to approve Special Permit Application SP-17-04, Special Permit for Flood Plain, Town of Easton, 97 South Park Avenue, Bridge #04213, for the proposed replacement of the existing bridge within the 100 year flood plain based on the following findings:

The Commission has reviewed the application materials, submitted by the Town of Easton, which were considered at public hearings January 8, and January 17, 2018:

1. Application form SP-17-04 by the Town of Easton, received December 7, 2017, signed by Adam Dunsby, First Selectman.
2. Special Permit Narrative – Bridge Replacement #04213, 97 South Park Avenue, dated December 7, 2017, signed by Bruce E. Bombero, Sr., P.E., L.S.
3. Maps, plans and profiles, Sheets numbered 1 through 5 and numbers 19 and 20, prepared by Anchor Engineering Services, Inc., dated 10/06/17, “Permit Plan Set”.
4. The design engineers’ reports “Hydraulic Analysis Report” as revised December 7, 2017 and “Floodway Analysis Report”, dated December 6, 2017, each report by Yantic River Consultants, LLC.
5. Report from the Easton Conservation Commission, acting as the Easton Inland/Wetland Agency, granting Inland/Wetland Application Permit #17-531, South Park Avenue Bridge Replacement, dated November 29, 2017, signed by Dori Wollen, Chair.
6. Report from Chief of Police, Timothy J. Shaw, recommending pre-construction warning signs, signs to control pedestrian traffic, and enforcement of the proposed detour routes, dated 1/04/2018.
7. E-mail from Dennis Garceau, Chief Structural Engineer, Anchor Engineering Services, Inc. to Edward Nagy, P.E., Director of Public Works, dated January 15, 2018.
8. Rendering prepared by Anchor Engineering Services, Inc. entitled “Replacement Of Bridge 04213, Prepared For Town Of Easton, Roadway Plan & Profile, South Park Avenue, Easton, CT”, last revised 01/15/18, Sheet 4 of 20.
9. Letter addressed to Planning & Zoning Commission, Easton, from Dori Wollen, Chair, Conservation Commission, dated January 17, 2018, Subject: South Park Ave. Bridge Replacement over the Mill River – Special Permit.

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Motion on SP-17-04 (continued)

The Commission finds that the proposed replacement project for Bridge #04213 complies with the requirements of Zoning Regulations 10.5, SPECIAL FLOOD REGULATIONS AND STANDARDS, as follows:

- a. Subsections (A), (B), (C), (E), (F), and (G) are not applicable to this project.
- b. Subsection (D). The reconstruction of approximately 350 feet of South Park Avenue roadway will not impact the present capacity of the Mill River under 100-year flood conditions, to accommodate the flood volume.
- c. Subsection (H). The plans, profiles and engineered reports demonstrate that construction methods, materials and designs will accommodate potential hydrodynamic and hydrostatic flood pressures.
- d. Subsection (I). As a result of increased freeboard and removal of existing wingwalls, there will not be an increase in flood levels during occurrence of the base flood discharge.
- e. Subsection (J). Excavated spoil will be stored nearby on Town property outside the project area, and therefore, work within the flood plain and adjacent land will not cause an increase in flood stage or velocity.
- f. Subsection (K). Compensatory storage will not be necessary because the design of the bridge and roadway provide flood capacity equal or greater to that which already exists.

The Commission finds that the requirements of the Easton Zoning Regulations, Section 7.2.1, SPECIAL PERMITS, are fulfilled as follows:

- A. The Proposed Use The proposed use, replacement of bridge #04213, is consistent with the purposes of the Zoning Regulations to assure public health and safety.
- B. The Site Location The site location at the South Park Avenue present crossing of the Mill River provides for the orderly development of the adjacent neighborhood and will not materially impair the natural environment of the nearby area.
- C. The Site Development The site development, as demonstrated in the proposed plans accompanying the application, will not hinder or discourage the development of adjacent land and buildings. Upon completion of the drainage, restoration will be made to the pedestrian access.
- D. The Neighborhood Impact The proposed bridge and roadway, after project completion, will not disturb the peace and tranquility of nearby residents.
- E. The Traffic Access The traffic access to the replaced bridge will provide for a standard two- directional, two 11-foot traffic lanes plus two 4-foot shoulders.
- F. Parking There is no requirement for parking spaces at this location.
- G. The Services The services required for this neighborhood, including emergency access for fire, police and emergency medical assistance, will be adequately accommodated by the reconstructed roadway and bridge.
- H. Building Conversions There are no proposed building conversions.
- I. Environmental Protection The Town's natural environment will be adequately protected including the quality of the surface and well water resources of the area. The project is not located on a public water supply watershed and therefore has no impact on the purity of public drinking water supplies.

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Motion on SP-17-04 (continued)

Discussion was held on the engineering plans regarding pedestrian access and safety versus safety of the bridge. It was discussed that once the drainage is completed grading will allow for suitable access to the open space. It was also discussed that the proposed bridge would provide two eleven foot lanes plus two four foot shoulders for a total width of 30 feet.

The vote was unanimous, 5-0, motion carried.

TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

At the last meeting a package was distributed to the Commission of updated Chapters 1, 2, 4, 5, 6, 8 and 10, as well as a colored map entitled "Conceptual Plan Proposed Town Center". The Commissions reviewed and modified parts of Chapters 1, 2, 4 and 5. The Commission will continue to review the draft. The Chair noted that Town Counsel was in the process of reviewing the draft Zoning Regulations as it relates to the draft Town Plan. The Chairman asked the Commission to continue to review and make changes to the draft Chapters.

ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes of Regular Meeting, January 8, 2018 of the Easton Planning and Zoning Commission
Motion was made by Alison Sternberg, seconded by Raymond Martin to accept the Minutes of Regular Meeting January 8, 2018 as filed. The vote was unanimous, 5-0, motion carried.
Alison Sternberg voted for Wallace Williams as he did not attend that meeting.
2. No ZEO report
4. No new correspondences noted.

At approximately 6:45pm, there being no other business to be conducted, motion was made by Wallace Williams, seconded by Ross Ogden, to adjourn the Special Meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary