

APPROVED FINAL MINUTES OF REGULAR MEETING  
JULY 22, 2013 PLANNING AND ZONING COMMISSION

Chairman, Robert Maquat, called the meeting to order at approximately 7:15pm  
Regular Members present: Robert Maquat, Steve Carlson, Wallace Williams, Robert DeVellis  
and Milan Spisek  
Alternate Members present: Ray Martin was appointed to vote for Robert DeVellis until he  
arrived at 7:17pm.  
Town Officials present: John Hayes, Land Use Director

ADMINISTRATIVE MATTERS:

2. Maple Row Growers, LLC. Proposed amendment to Zoning Regulations Sec. 7.12.2 (awaiting receipt of formal application). The Chairman noted the receipt of the formal application by Maple Row Growers, LLC by letter from their attorney, Peter V. Gelderman, LAW OFFICES of QUATRELLA & RIZIO, LLC, dated July 18, 2013 with attachment "PROPOSED AMENDMENT TO SECTION 7.12.2 OF THE EASTON ZONING REGULATIONS". The public hearing was scheduled for August 26, 2013.

ITEMS FOR DISCUSSION/POSSIBLE ACTION

- 1.) Old Staples School  
Plan for development of on-site parking space and improved traffic circulation -  
Adopt report for recommendation to the Board of Selectmen. The Land Use Director gave the Commission an update on the "Draft Report to the Board of Selectmen, last revised July 15, 2013" and discussed the changes made to the "Old Staples School Parking Analysis, October 2009".
- 2.) Wireless Telecommunication Facilities Study  
Adopt report on our analysis of feasible Town-owned WTF sites, for presentation to Board of Selectmen. The Land Use Director discussed the following.
  1. Need for emergency communication in the Town of Easton.
  2. Urgent need for a wireless telecommunication facility.
  3. Noted that the need for emergency communication outweighs individual concerns.
  4. Noted that there are two existing cell towers which do not compensate for the serious voids in telecommunication coverage in the Town of Easton.
  5. Noted the Planning and Zoning Commission was requested by the Board of Selectmen to conduct a study of Town-owned facilities.
  6. Noted that the Planning and Zoning Commission had requested and received assistance from the State Siting Council.
  7. The Town should accommodate a facility on town-owned property.
  8. "A SITE SELECTION MATRIX" indicated the best site to be the south end of the Morehouse Road tract.

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CONTINUATION OF PUBLIC HEARINGS: Opened approximately at 7:30PM

**1. SP-13-02, Special Permit for Richard S. and Rita B. Seclow, 44 Redding Road,** requesting the installation of a generator and a 1000 gallon propane tank within the 100 year floodplain as shown on a plan entitled "ZONING LOCATION SURVEY SHOWING PROPOSED GENERATOR PREPARED FOR RICHARD S. AND RITA B. SECLOW, 44 REDDING ROAD, EASTON, CT, MARCH 22, 2013", last revised May 8, 2013.

The chairman opened the continued public hearing and owner/applicant Richard Seclow of 44 Redding Road was present. Mr. Seclow stated the reason for the change in the proposed location for the generator, noting that the original proposed location was too close to his septic. He also noted that the proposed underground propane tank would only be 500 gallons.

The chairman noted the following items for the record:

1. Letter dated July 16, 2013 to Mr. Edward Nagy, Town Engineer from Ronald J. Ochman, P.E.
2. E-mail dated July 17, 2013 from Diane S. Ifkovic, State NFIP Coordinator / Environmental Analyst III, Connecticut Department of Energy and Environmental Protection, Bureau of Water Protection & Land Reuse Inland Water Resources Division, Flood Management Program.
3. "ZONING LOCATION SURVEY SHOWING PROPOSED GENERATOR PREPARED FOR RICHARD S. AND RITA B. SECLOW, 44 REDDING ROAD, EASTON, CT, MARCH 22, 2013", last revised July 16, 2013.

At the request of the applicant the Chairman declared the public hearing recessed to a special meeting, July 25, 2013 at 5:45pm, Easton Town Hall Conference Room, 225 Center Road, in order to receive the comments from the Conservation Commission acting as an Inland/Wetland Agency.

**2. Continuation of Public Hearing for 13-01, Resubdivision Application Prepared For River Ridge Estates, LLC, 48 Adirondack Trail, Easton, CT** as shown on a map entitled "RESUBDIVISION MAP OF LOT 9 OF ADIRONDACK ESTATES, PREPARED FOR RIVER RIDGE ESTATES, LLC, EASTON, CT., OCTOBER 22, 2012", last revised April 26, 2013, proposing one new lot off Riverside Lane to be served by an existing common driveway. The Chairman opened the continued public hearing at approximately 7:45PM. Attorney Harold Rosnick and Professional Engineer Ronald Ochman were present.

The Chairman noted the following items for the record:

1. Letter dated July 22, 2013 to Planning & Zoning Commission from Bruce E. Bombero, Sr., P.E.L.S., Deputy Director of Public Works Assistant Town Engineer.
2. Letter dated June 24, 2013, received June 26, 2013, to Mr. Robert Maquat, Chair, Planning and Zoning Commission from Brian Bidolli, Executive Director, Greater Bridgeport Regional Council.

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**2. Continuation of Public Hearing for 13-01 (continued)**

The Chairman also noted that the water supply officer, James Wright, had stated that the hydrants on Riverside were adequate for fire protection in his memo dated 6/21/13.

Attorney Harold Ronsnick went through the history of the property.

Professional Engineer Ronald Ochman addressed several items:

1. Silt fence had been added to the plan map for stabilization and erosion control
2. Boulders would be placed along the driveway or a timber guiderail for a safety barrier.
3. The setback lines for Lot #16 have been corrected on the plan map.
4. To allow for a 40' turn around area, an extra 5' x 20' paved area has been added to the southwest corner of the paved parking area on the plan map.

No one from the public spoke for or against the application. The public hearing was closed.

Motion was made by Robert Maquat, seconded by Milan Spisek, to approve Resubdivision Application, 13-01, Prepared For River Ridge Estates, LLC, 48 Adirondack Trail, Easton, CT as shown on a map entitled "RESUBDIVISION MAP OF LOT 9 OF ADIRONDACK ESTATES, PREPARED FOR RIVER RIDGE ESTATES, LLC, EASTON, CT., OCTOBER 22, 2012", last revised April 26, 2013, proposing one new lot off Riverside Lane to be served by an existing common driveway and incorporated the requirements and recommendations stated in the following documents:

1. Letter to Planning and Zoning Commission from Bruce E. Bombero, Sr., P.E. LS. Deputy Director of Public Works, Assistant Town Engineer, dated June 24, 2013.
2. Letter to Planning and Zoning Commission from Bruce E. Bombero, Sr., P.E. LS. Deputy Director of Public Works, Assistant Town Engineer, dated July 22, 2013.
3. Map of record will indicate the following updates:
  - a. Test pits noted in June 24, 2013 letter to the Commission from Bruce E. Bombero, Sr., P.E. LS. Deputy Director of Public Works, Assistant Town Engineer.
  - b. Installation of silt fence on westerly side of driveway.
  - c. Guiderail on westerly side of driveway.
  - d. Additional 5 foot width by 20 foot length was added to the southwest corner of the paved area to lengthen the drive for turnaround for large vehicles and emergency vehicles.

The Commission took note of the existence of dry hydrants on Riverside Lane which were noted by James Wright, Water Supply Officer, in his memo dated 6/21/13 to be adequate for fire protection. The Commission also took note that the open space and fee-in-lieu of open space combination had already been extracted with the original subdivision.

The vote was unanimous, 5-0, motion carried. All full members were voting.

71  
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JULY 22, 2013 PLANNING AND ZONING COMMISSION

ADMINISTRATIVE MATTERS:

3. Correspondence: The Chairman noted he had received three recent correspondences that the Land Use Director will address.
- A. E-mail dated 7/22/13 regarding the request for field use by the Academy of Model Aeronautics.
  - B. E-mail dated 7/22/13 regarding the purchase of a property to conduct various uses by the Future Promise Foundation.
  - C. E-mail dated 7/11/13 from Bill Kupinse regarding a zoning inquiry.
1. Minutes of Meetings: 2/11/13, 2/27/13, 3/11/13, 3/25/13, 4/08/13, 4/22/13, 5/13/13, 5/29/13, 6/10/13, 6/24/13 and 7/08/13.

Minutes for 2/11/13 – Motion was made by Steve Carlson, seconded by Wallace Williams, to approve the minutes for 2/11/13 as amended. The vote was unanimous, 5-0, motion carried. Voting were all four full members plus alternate Raymond Martin.

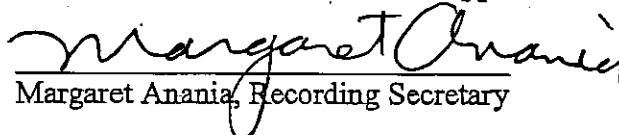
Minutes for 2/27/13 – Motion was made by Wallace Williams, seconded by Milan Spisek, to approve the minutes for 2/27/13 as amended. The vote was unanimous, 5-0, motion carried. Voting were all five full members. Robert DeVellis had been appointed as a full member.

Minutes for 3/11/13 – Motion was made by Steve Carlson, seconded by Milan Spisek, to approve the minutes for 3/11/13 as amended. The vote was unanimous, 5-0, motion carried. Voting were all five full members.

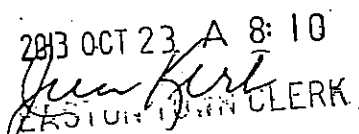
Minutes for 3/25/13 – Motion was made by Steve Carlson, seconded by Wallace Williams to approve the minutes for 3/25/13 as amended. The vote was unanimous, 5-0, motion carried. Voting were all five full members.

Commissioner DeVellis asked the procedure for having the Zoning Enforcement Officer to review a property for horse related activities. After a brief discussion it was agreed that Mr. DeVellis would contact the Zoning Enforcement Officer, Phillip Doremus, directly regarding this issue.

At approximately 9:00pm motion was made by Steve Carlson, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5 in favor, none opposed.

  
Margaret Anania, Recording Secretary

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CLERK

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