

APPROVED FINAL MINUTES OF SPECIAL MEETING OF
PLANNING AND ZONING COMMISSION

WEDNESDAY FEBRUARY 27, 2013

Regular Members present: Robert Maquat Chairman; also Steve Carlson; Milan Spisek;
Wallace Williams and Robert DeVellis (It was noted that
Robert DeVellis was just upgraded to a regular member)

Alternate Member absent: Raymond Martin

Town Officials present: John Hayes, Land Use Director.

A duly-noticed SPECIAL MEETING of the Commission convened at approximately
7:25PM on February 27, 2013 at Conference Room A of the Easton Town Hall.

Chairman Robert Maquat called the meeting to order at 7:25PM and read the NOTICE
OF SPECIAL MEETING for the record.

Receipt of Resubdivision Application for Lot 9, Adirondack Estates

The Land Use Director discussed the completeness of the following three maps:

1. Resubdivision Map of Lot 9 of Adirondack Estates Prepared for River Ridge Estates, LLC, Easton, CT, October 22, 2012.
2. Existing Conditions Map of Lot 9 "Adirondack Estates" Prepared for River Ridge Estates, LLC, October 22, 2012.
3. Grading Plan Prepared For River Ridge Estates, LLC, Lots 9 and 16 - "Adirondack Estates", CT, October 22, 2012.

The Land Use Director stated that there were two items missing:

1. A memo or statement from the Inland/Wetlands Commission regarding Application for Determination of Wetlands Impact.
2. The applicant must submit access and utility easement agreements and the common driveway and maintenance covenant.

Therefore, the receipt of the application was tabled until the missing items are received.

Future Parking Facilities at "Old" Staples School Site

Based on discussions held with the occupants of the facility at the "Old" Staples School site and the recalculation of existing parking and parking which could be gained through the reallocation of existing spaces, realignment of the entrance pattern, the Land Use Director stated that the existing parking could be expanded from 119 to 190.

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Future Parking Facilities at "Old" Staples School Site (continued)

Discussion was held that providing better parking would also increase the safety flow for both vehicular and pedestrian traffic.

The Land Use Director stated that the following parking spaces could be assigned to each entity based on the statistics received:

- 85 parking spaces to Easton Country Day School
- 60 parking spaces to Senior Center
- 18 parking spaces for District 9 (12 staff plus 6 visitors)
- 7 parking spaces for Park and Recreation (3 staff plus 4 visitors)
- 20 parking spaces for the Speech Academy (16 plus 4 visitors)
- 190 Total parking spaces

Discussion was held that the Easton Country Day School had still not complied with the requirements of the Zoning Regulations and amended their special permit and filed a final site plan. The Planning and Zoning Commission intends to inform the Board of Selectmen regarding the results of their parking analysis.

Discussion was held as to the holding of a public hearing regarding the future parking plan for the "Old" Staples School Site. The Commission determined they should first get a response from the Easton Country Day School before they consider holding the public hearing for the future parking.

Development Plan for Town-owned property at Morehouse and Banks Road

The Land Use Director noted that there is no update to the long-range plan for the Morehouse Road property as they were waiting for John Broadbin to get back to the Planning and Zoning Commission after he met with the Conservation Commission regarding the proposed development plan.

Discussion was held on issues related to the property.

1. Proposed Wireless Tower facility on south end of the property.
2. Additional playing fields proposed to the rear of the school with additional proposed parking.
3. Circulation Road proposed around field; rethink parking.
4. No shade or shelter between fields; possible pavilion.
5. Walking trails around property.

The Land Use Director agreed to contact John Broadbin to continue the process.

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Possible Wireless Telecommunication Facility locations on Town properties

The Land Use Director noted five possible locations for a wireless telecommunication facility on Town-owned property:

1. Morehouse Road Tract; the south end of the property.
2. Veterans Park; off Old Oak Road.
3. Toth Park; the southeast corner across the river.
4. "Old" Staples School site; south of the Easton Town Hall.
5. Public Works Department Service Yard; 3 acre lot.

The Commission discussed the need to set priorities and create a matrix for the characteristics of the 5 proposed sites based on the following items recommended by the Land Use Director:

1. Elevation
2. Accessibility
3. Nature of surrounding area
4. Alternative better use
5. Effectiveness as to coverage

It was also discussed that the Commission should consider:

1. Public safety of the schools
2. Population pockets covered
3. Corridors covered

It was noted that the three schools were undercovered and that coverage was also lacking for the Easton Community Center as well as several recreational fields.

The Land Use Director will analyze distances from houses. It was noted that the Veterans Park location had been objected to by the State Historical Office, but may still have a consideration. Mr. Hayes will identify the criteria and assess each location. Letter will be sent to Board of Selectmen regarding current progress.

The agenda of the special meeting being completed, motion was made by Steve Carlson, seconded by Milan Spisek to adjourn the meeting. The motion was adopted by unanimous vote at approximately 8:45PM.


Margaret Anania, Recording Secretary

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3