

MINUTES OF REGULAR MEETING JANUARY 25, 2016
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 meeting to order at approximately 6:35pm.

Regular Members present: Robert Maquat, and Wallace Williams

Regular Members absent: Milan Spisek, Steve Carlson and Robert DeVellis

Alternate Members present: Raymond Martin, Ross Ogden & Vincent Caprio

For the record: Ross Ogden was appointed to vote for Steve Carlson, Raymond Martin was appointed to vote for Milan Spisek and Vincent Caprio was appointed to vote for Robert DeVellis

PLANNING MEETING

Policy Meeting for Update of Town Plan of Conservation and Development (2006). Representatives from the Parks & Recreation Commission, PTA Organization, and Youth Athletic Organizations have been invited to describe their programs and express views pertinent to content of the Town Plan 2016. Present at the meeting was A. J. Martinich and John Broadbin, both representing the Parks and Recreation Commission. Also present were several parents who represented the PTA Organization.

The following people spoke:

1. A. J. Martinich, 85 Hall Road
2. Connie Seo, 50 Fieldstone Drive
3. Tiffany Tortora, 58 Flat Rock Road
4. Heather Vechiarelli, 164 Bibbins Road
5. Tara O'Connell, 49 Silver Hill Road
6. John Broadbin, 105 Staples Road
7. Ching Liu
8. Kiko Teed
9. Ande Ogden

Several items were mentioned as things which may benefit the Town such as:

1. Safe playground
2. Indoor pool
3. Town center
4. Safe walking route from Helen Keller Middle School to the Easton Village Store
5. Town gathering place
6. Permanent bathrooms at ballfields
7. Expanded uses for Farms
8. Arts and cultural events

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ADMINISTRATIVE MATTERS:

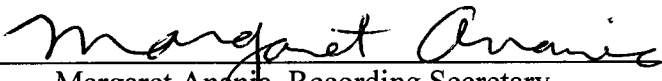
1. Appointment: Pasquale Feola, 664 Sport Hill Road, request to amend Conditional Zoning Permit Z-11-4268. The Chairman stated that Mr. Feola in his letter dated December 8, 2015 sought permission to convert his existing dwelling to an accessory barn. At a previous meeting the Commission had determined that a letter describing the specific details of the conversion of the existing dwelling to an accessory barn as well as a sketch of the completed accessory barn must be submitted. Pasquale Feola was present and discussed his drawing and referred to his letter submitted January 25, 2016 to the Planning and Zoning Commission discussing how he would convert his existing dwelling to an accessory barn; along with these items Mr. Feola submitted current pictures of the dwelling. Mr. Feola stated that the structure would still contain heat and lighting but the kitchen would be removed. The Commission determined that this conversion would be acceptable if the kitchen was removed, the premises were open to inspection and a supplemental agreement was recorded in the Land Records that would run with the property. It was also noted that a Building/Zoning Permit will have to be applied for to convert the dwelling to a barn. The Chairman and the Land Use Director will revise the Supplementary Agreement to be filed in the Easton Land Records.
2. Minutes of Meetings: January 14, 2016 - The Secretary noted that there were two incorrect dates in the minutes: page one, under public hearing, item #1, 1/314/16, should be 1/14/16 and page two, under public hearing, item #3, 11/30/15, should be 1/04/16. Motion was made by Raymond Martin, seconded by Vincent Caprio to approve the minutes as amended. The vote was unanimous, 4-0, motion carried. Ross Ogden did not vote as he did not attend the meeting.
3. ZEO Report – A violation was issued by the ZEO to the owners of 25 Fensky Road, a copy of which was distributed to the Commission.
4. Correspondence – The Chairman noted a decision had been rendered in the litigation case of Saddle Ridge Developers, LLC vs. Town of Easton Planning and Zoning Commission. The Secretary will forward the decision to the Commission.

OTHER ITEMS FOR DISCUSSION AND/OR ACTION:

1. Request for Subdivision Bond Reduction, Adirondack Estates Subdivision, Subdivision Application, 05-01, Adirondack Trail. The Chairman noted a letter dated January 21, 2016 from Bruce E. Bombero, P.E., L.S., Deputy Director of Public Works. No action was taken.
2. Subdivision Application, 15-02, Subdivision Plan Prepared For Stefan Abelin and Louis & Dorothy Cocozza, Combined Properties, #40 Far Horizons Drive & #89 Beers Road, as amended. The plan consists of 6 lots, 4 of which are new lots off a Common Driveway accessway from Far Horizons Drive. (Public hearing closed January 14, 2016) It was noted by Commissioner Wallace Williams that any modification / termination of the Declaration of Common Accessway and Maintenance Covenant should require **written approval from the Town of Easton Planning and Zoning Commission**. The Commission determined that this minor change should be made to the document. It was noted that the Commission could adjudicate this application on February 8, 2016

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At approximately 9:00pm motion was made by Wallace Williams, seconded by Raymond Martin, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary