

REGULAR MEETING MINUTES FEBRUARY 10, 2020
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 Regular Meeting to order at approximately 7:08 pm.

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

Regular Members absent: Thomas Maisano

Alternate Members present: Alison Sternberg and Jay Habansky

Alternate Members absent: Walter Kowalczyk

For the record: Alison Sternberg was appointed to vote for Thomas Maisano

PUBLIC HEARING: The hearing was recessed from January 27, 2020

Subdivision Application, 19-01, Record Subdivision Map Prepared For Stefan Abelin, #40 Far Horizons Drive, Easton, Connecticut, dated November 18, 2019. The plan consists of 2 lots, both off Far Horizons Drive. The Chairman read the notice for the meeting.

The Chairman noted the following items for the record:

1. Letter dated February 6, 2020 to Planning & Zoning Commission from Bruce Bombero Sr., P.E., L.S., Assistant Town Engineer, Deputy Director of Public Works.
2. Memo dated February 3, 2020 to Planning and Zoning Commission from Conservation Commission and Inland Wetlands Agency, Dori Wollen, Chair.
3. Letter dated February 3, 2020 to Larry Edwards, J. Edwards & Associates, LLC approving the amendment of the Inland Wetland Application Permit #15-494, 40 Far Horizons Drive activity relating to creation of five-lot subdivision to a two lot subdivision, Dori Wollen, Chair.
4. Document entitled "Stormwater Management Plan For Stefan Abelin, 40 Far Horizon Drive, Easton, Connecticut, November 18, 2019, Revised 2/6/20, Larry Edwards P.E." Prepared by J. Edwards & Associates, LLC, 227 Stepney Road, Easton, CT 06612.
5. Packet of five maps prepared by J Edwards & Associates, LLC:
 - 1) "Record Subdivision Map Prepared For Stefan Abelin, #40 Far Horizons Drive, Easton, Connecticut", dated November 18, 2019, revised 2/10/20.
 - 2) "Overall Site Development Plan, #40 Far Horizons Drive, Easton, Connecticut", dated November 18, 2019, revised 2/10/20.
 - 3) "Site Development Plan Lot 2, #40 Far Horizons Drive, Easton, Connecticut", dated November 18, 2019, revised 2/10/20.
 - 4) "Detail Plan, #40 Far Horizons Drive, Easton, Connecticut", dated November 18, 2019, revised 2/10/20.
 - 5) "Erosion Controls Detail Sheet, #40 Far Horizons Drive, Easton, Connecticut", dated March 1, 2015, revised 2/10/20.

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PUBLIC HEARING: (continued)

Ian Eller, Surveyor and Engineer, J. Edwards Associates, presented the revised site plan and discussed the items listed in the Public Works letter of February 6, 2020. He also briefly discussed the proposed Open Space alternative as Parcel X cannot exist and stated that there is value in Open Space.

Only one person signed to speak, Jerry Genova, however, he declined to speak.

The Chairman noted that the new information received should be reviewed by Public Works. It was noted that a subdivision bond calculation had been submitted with the application and that it also needed to be reviewed by Public Works. Mr. Giorlando noted that he would also review the updated info and provide comments as required.

The Chairman declared the public hearing recessed until February 24, 2020 to allow the Public Works Commission time to give them comments regarding the revised set of plan maps revised 2/10/20 and the revised "Stormwater Management Plan, For Stefan Abelin, 40 Far Horizon Drive, Easton, Connecticut, November 18, 2019, Revised 2/6/20, Larry Edwards P.E.", and the subdivision bond calculation.

ADMINISTRATIVE AND OTHER MATTERS:

3. Correspondence: Wallace Williams distributed a one page document entitled "Notice of Meetings". He stated that he had attended the Meeting on "FOIA", representing Easton Planning and Zoning, as requested by the First Selectman, and stated there were a couple of items to be careful regarding FOI.
 1. Agenda should state the items to be discussed and not have a general item.
 2. E-mails may be considered meetings. Information should be transmitted from staff.
 3. Minutes should only be corrected for minor typos and spelling in advance of the meeting. Editing should be made at the meeting with corrections stated.
 4. Response time for an FOI is 4 days; just a response is requested within the 4 days, not the item(s) requested.

Justin Giorlando stated that the press release for "Sustainable, CT" has been sent to the Town Clerk and was posted on the Town website; a copy of the press release was distributed to the Commission. He will also send it to the Easton Courier.

ITEMS FOR DISCUSSION AND/OR ACTION:

3. Update on the Charrette - Justin Giorlando, Land Use Director, briefly discussed the results of the final report of the "Concept Design Workshop" for the "Complete Street" Initiatives. Portions of the report had been distributed to the Commission. He discussed a large overall transportation site plan entitled "Sport Hill Road Transportation Concept Plan, Easton, CT" prepared by Fitzgerald & Halliday, Inc., which was laid on the table and discussed by the Commission. He stated that he would have the results of the final report posted on the Town website. The Secretary will e-mail the Commission what has been posted.

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ITEMS FOR DISCUSSION AND/OR ACTION: (continued)

2. Amendment to Easton Zoning Regulations for Managed Residential Homes – A three page amendment to the Easton Zoning Regulations for Managed Residential Homes had been distributed to the Commission. The Commission discussed the proposed amendment. The Chairman asked the Commission to do a full review and discuss the comments back to the Secretary.
1. Mr. Giorlando also stated that he hasn't received an update regarding the TAP application for the multi-use paths on Sport Hill Road.
4. GIS Projects - Mr. Giorlando stated that MetroCOG was receptive to the creation of a Trails GIS and Agri-tourism GIS. He also discussed having the Open Space GIS and is working with Phillip Doremus to create the layer of Open Space for the GIS.
5. DEEP – Section 319 Grant Application
Mr. Giorlando noted that this grant will no longer be applied for as the owner of the affected property no longer supports the project.

ADMINISTRATIVE AND OTHER MATTERS:

2. ZEO Report – The Secretary noted that the ZEO, Phillip Doremus, had visited two sites that were issued Zoning Violations and noted the following:
 1. 141 North Park Avenue – Mostly everything in violation had been removed from the site except for a forklift and an equipment trailer. The ZEO will call the homeowner.
 2. 33 Norton Road – Nothing in violation was on the site.
1. Minutes of Regular Meeting January 27, 2020 of the Easton Planning and Zoning Commission. Motion was made by Wallace Williams, seconded by Alison Sternberg, to approve the minutes for January 27, 2020 of the Easton Planning and Zoning Commission as presented. The vote was unanimous, 5-0, motion carried.

At approximately 9:00 pm, there being no other business to be conducted, 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