

REGULAR MEETING MINUTES FEBRUARY 24, 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 7:05 pm.

Regular Members present: Raymond Martin, Ross Ogden, Robert Maquat and Thomas Maisano

Regular Members absent: Wallace Williams

Alternate Members present: Alison Sternberg, Jay Habansky and Walter Kowalczyk

For the record: Alison Sternberg was appointed to vote for Wallace Williams

UNFINISHED BUSINESS:

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 20, 2020 to Planning & Zoning Commission from Bruce Bombero Sr., P.E., L.S., Assistant Town Engineer, Deputy Director of Public Works (2 pages).
2. Document entitled "Stormwater Management Plan For Stefan Abelin, 40 Far Horizon Drive, Easton, Connecticut, November 18, 2019, Revised 2/19/20, Larry Edwards P.E." Prepared by J. Edwards & Associates, LLC, 227 Stepney Road, Easton, CT 06612.
3. Letter dated February 17, 2020 from Larry Edwards, J. Edwards & Associates, LLC, received 2/19/20, to Justin Giorlando, Easton Land Use Office, Re: 40 Far Horizons Drive (2 pages).
4. Document entitled "Form For Cost Estimate of Bond Calculation, Last Rev. Date 2/24/2020" Prepared by Larry Edwards P.E., J. Edwards & Associates, LLC (2 pages).
5. E-mail dated February 11, 2020 to Ian Eller from Justin Giorlando, PE, with attached 1 page document entitled "Town of Easton - Land Use Department Review Comments".
6. Packet of six 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 2/24/20.
 - 2) "Overall Site Development Plan, #40 Far Horizons Drive, Easton, Connecticut", dated November 18, 2019, revised 2/24/20.
 - 3) "Site Development Plan Lot 2, #40 Far Horizons Drive, Easton, Connecticut", dated November 18, 2019, revised 2/24/20.
 - 4) "Detail Plan, #40 Far Horizons Drive, Easton, Connecticut", dated November 18, 2019, revised 2/24/20.
 - 5) "Erosion Controls Detail Sheet, #40 Far Horizons Drive, Easton, Connecticut", dated March 1, 2015, revised 2/24/20.
 - 6) "Drainage Area Map, #40 Far Horizons Drive, Easton Connecticut", dated November 30, 2015, last revised 2/19/20. This map was added to the packet of maps.

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UNFINISHED BUSINESS:

PUBLIC HEARING: (continued)

Ian Eller, Surveyor, J. Edwards Associates, presented the revised site plan. The Chair, Robert Maquat, discussed the items listed in the Public Works letter of February 20, 2020. Ian Eller stated that all items had been addressed. He also briefly discussed the proposed Open Space stating our Regulations do not allow for a non-building lot and that the proposed open space meets the requirements of Open Space. The Chair noted that the Conservation Commission had recommended fee-in-lieu-of Open Space. Discussion was held that the trail was not feasible due to the steep grades in the property but that the proposed open space would allow for some brook and wetland protection.

Two people of the public signed to speak, Rob Wyatt and Jeanne Newman, 140 Banks Road. Only Mr. Wyatt spoke regarding fee-in-lieu-of Open Space, drainage and possible future applications.

It was noted that the Commission would only address the application before them, a two-lot subdivision. It was noted that a letter to grant a 30 day extension of the application for subdivision, dated February 24, 2020, had been submitted by Larry Edwards, Authorized agent for: Stefan Abelin. Mr. Giorlando noted that he would review the updated info provided today and provide comments as required. The info would also go to Public Works for their input.

The Chairman declared the public hearing recessed until March 9, 2020 to allow Justin Giorlando and Public Works time to give their comments regarding the revised set of plan maps revised 2/24/20 and the revised "Stormwater Management Plan, For Stefan Abelin, 40 Far Horizon Drive, Easton, Connecticut, November 18, 2019, Revised 2/19/20, Larry Edwards P.E.", and the revised subdivision bond calculation, 2/24/2020.

REVIEW AND APPROVAL OF MINUTES:

Minutes of Regular Meeting February 10, 2020 of the Easton Planning and Zoning Commission. Motion was made by Robert Maquat, seconded by Ross Ogden, to approve the minutes for February 10, 2020 of the Easton Planning and Zoning Commission with the following changes on page 2, paragraph 4: omit the word "the" on the first line and the word "Commission" on the second line; and also on the second line, change the word "them" to "their" and the first word "revised", before the word set. Also under "Administrative And Other Matters:", Item 4., change the word "requested" to "required". The vote was unanimous, 5-0, motion carried.

UNFINISHED BUSINESS:

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.
2. GIS Projects - He discussed working on the Open Space GIS with Phillip Doremus to create the layer of Open Space for the GIS.

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UNFINISHED BUSINESS: (continued)

3. 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. Commissioner Jay Habansky discussed a minor change to the amendment to include the maximum number of parking be based on the maximum number of tenants plus 3, and there be no off-street parking permitted. The Commission will continue to review the document.

ADDED TO THE AGENDA:

Motion was made by Robert Maquat, seconded by Raymond Martin, to add to the agenda the discussion of the new format of the agenda. The vote was unanimous, 5-0, motion carried. Justin Giorlando stated that the agenda would be based on Robert's Rules and start with the "Call to Order", then the Review and Approval of Minutes, listing the date of the minutes, the Zoning Enforcement Report, which will include any new violation items, "Unfinished Business", "New Business", "Announcements/Correspondence", and Adjournment.

ADDED TO THE AGENDA:

Motion was made by Robert Maquat, seconded by Raymond Martin, to add to the agenda the discussion of the Farm Energy Workshop attended by Justin Giorlando last week. The vote was unanimous, 5-0, motion carried. Justin Giorlando discussed with the Commission information he gathered from this workshop to reduce energy consumption and costs for farmers. He discussed such items as solar fields and virtual metering. He stated that all farmers should review their electric bill and make sure they are being properly assessed at the proper rate structure.

ZONING ENFORCEMENT REPORT:

It was noted that the Land Use Director was monitoring the zoning violations issued by the Zoning Enforcement Officer and the responses to those violations.

At approximately 8:20 pm, there being no other business to be conducted, motion was made by, Raymond Martin seconded by Ross Ogden, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary