

MINUTES OF REGULAR MEETING OCTOBER 20, 2014
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 7:15pm
Regular Members present: Robert Maquat, Robert DeVellis, Steve Carlson, Milan Spisek and Wallace Williams

Alternate Members present: Ross Ogden, Raymond Martin and Vincent Caprio
Town Officials present: John Hayes, Land Use Director, Edward Nagy, P.E., Town Engineer and First Selectman, Adam Dunsby.

Public Hearing:

Chairman read the legal notice for the only item on the agenda, the public hearing to consider applications by Saddle Ridge Developers, on behalf of the owner, Silver Sport Associates.

Matthew Ranelli, Esquire, of Shipman & Goodwin, LLP, Authorized Agent and Counsel for the Applicant, Saddle Ridge Developers, LLC, and the Owner, Silver Sport Associates, stated he had just received some of the comments and would like to respond in writing to those comments; a deadline for response to be established.

Attorney Ira Bloom, Counsel for the Town of Easton gave a brief history of the applications and stated that he was obligated to report to Judge Berger on the status of the various cases under review by Judge Berger.

Leslie Minasi, Coalition to Save Easton, Intervenors on the Application, submitted an unsigned report from the Professional Engineer hired by them dated October 15, 2014 and stated she believed it was the final report; the Professional Engineer, Steven D. Trinkaus, Trinkaus Engineering, LLC, is currently in Korea and is expected to be back October 26, 2014. She also stated that they would have a report from a Soil Scientist forthcoming.

Outside consultant for the Town, Todd Ritchie, PE, Senior Project Manager of GHD submitted a report dated October 17, 2014 which he discussed.

Town Official, Edward Nagy, PE, Director of Public Works, Town Engineer, submitted a five page report which he discussed. Mr. Nagy also submitted a report from the tree warden.

Chairman, Robert Maquat, took note of the following items for the record:

1. Five page letter from Steven D. Trinkaus, PE, CPESC, CPSWQ, Trinkaus Engineering, LLC, dated October 15, 2014 addressed to the Coalition to Save Easton c/o Leslie Minasi.
2. Nine page report Prepared by Todd Richie, PE, CPESC, CPSWQ, LEED AP, GHD, dated October 17, 2014 entitled "Town of Easton, Connecticut, Easton Crossing Development – P&Z and Conservation Commission Applications, Technical Review and Presentation of Findings, October 17, 2014".

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Public Hearing (continued)

3. Five page report from Edward Nagy, PE, Director of Public Works, Town Engineer, dated October 20, 2014 RE: Easton Crossing – Subdivision Application addressed to Planning & Zoning Commission.
4. One page letter from Richard Dina, Easton Tree Warden, dated October 17, 2014 RE: Easton Crossing – Subdivision Application addressed to Planning & Zoning Commission.
5. One page letter from Emil W. Martin, Easton Building Official, Easton Building Department, dated September 16, 2014 Re: Easton Crossing proposed subdivision addressed to Easton Planning and Zoning Commission.
6. Two page letter from Peter G. Neary, Easton Fire Marshal, dated October 19, 2014, Re: Applications by Saddle Ridge Developers, LLC, Housing Development with Affordable Housing Component, addressed to Mr. Robert Maquat, Chairman, Town of Easton, Planning and Zoning Commission.
7. Two page memorandum to Robert Maquat, Chairman, dated September 16, 2014, Subject: Proposed “Easton Crossing” Development: Applications on Behalf of Saddle Ridge Developers, LLC, from John Hayes, Consultant.
8. One page E-mail from Dr. Floyd Lapp, FAICP, Executive Director, Western CT Council of Governments, South Western Regional Planning Agency, dated October 7, 2014, Subject: Easton Crossing, to Robert Maquat, Margaret Anania.
9. One page E-mail from Lea Sylvestro to Margaret dated October 5, 2014, Subject: Saddle Ridge Developers Applications for the record.
10. One page E-mail from Tracy Kulikowski, Land Use Director, Town of Weston, dated September 26, 2014 to Margaret.
11. Two page letter from Diane F. Taylor, Chairman, Redding Planning Commission, dated September 15, 2014, addressed to Robert Maquat, Chairman, Easton Planning & Zoning Commission, Re: Public Hearing.
12. Two page letter from Eric McPhee, Supervising Environmental Analyst, Source Assessment and Protection Unit, Drinking Water Section, the State of Connecticut Department of Public Health, dated September 16, 2014, Re: DPH Project #2014-0188, addressed to Robert Maquat, Chairman, Planning and Zoning Commission, Town of Easton.
13. One page e-mail from Brian Roach to Matt Ranelli with copy to Margret with two page letter attached dated September 22, 2014 addressed to Mr. Roy Gosse, Chairman, Easton Inland Wetlands/Conservation Commission from Brian T. Roach, Supervisor, Environmental Protection, Aquarion Water Company.
14. One page memo dated September 17, 2014 to Grace Stanczyk, Comptroller, from Margaret Anania, Secretary, Planning and Zoning Commission, with receipt for fees attached for the “Easton Crossing” Subdivision.
15. Two page memo to Leslie Minasi, The Coalition to Save Easton, dated September 16, 2014 from Janet P. Brooks, Esq., Re: Whether proposed accessory apartments qualify as affordable housing.
16. Three page “Notice of Intervention” addressed to Easton Planning and Zoning Commission, received September 16, 2014 from Leslie Minasi and Verne Gay, The Coalition to Save Easton.

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Public Hearing (continued)

17. Two page letter dated September 11, 2014 to Mr. Robert Maquat, Chair, Planning and Zoning Commission, Re: Referral of Proposed Housing Development with an Affordable Component Pursuant to Connecticut General Statutes 8-30g. from Brian Bidolli, Executive Director, Greater Bridgeport Regional Council.'
18. Three Page memo dated September 16, 2014 to Planning and Zoning Commission, Re: Easton Crossing proposed subdivision, from Polly Edwards, R.S., Easton Health Officer, and Christopher J. Michos, MD, Director of Health, Easton Health Department.
19. Two page letter to Mr. Robert Maquat, Chairman, Easton Planning and Zoning Commission dated September 8, 2014, Re: Proposed Amendment to Easton Zoning Regulations to Allow for the Higher-Density Housing Development known as "Easton Crossing" at Sport Hill Road, Silver Hill Road, Cedar Hill Road and Westport Road, Easton.
20. One page memo dated 9/5/14 from Chief of Police, James Candee, to Robert Maquat, Chairman, Planning and Zoning Commission.
21. One page letter from the Town of Newtown Planning & Zoning Commission to Robert Maquat, Chairman, Easton Planning & Zoning Commission dated September 5, 2014, Referral per CT General Statute, Section 8-30g from the Town of Easton.
22. One page Response By HVCEO To Referral of Proposed Zone Change or Subdivision, Referral No: 984.14, Date Received: 8/20/14 and Date Mailed 8/26/14, Referred to Towns of Redding and Newtown.

Two people from the public spoke: Jeff Becker of 5 Cedar Hill Road and Leslie Minasi of 34 Cedar Hill Road.

It was determined by consensus that all additional reports must be submitted by October 29, 2014, except for the applicant, who will respond to the comments received no later than the morning of November 3, 2014, but possibly by late Friday, October 31, 2014.

Matthew Ranelli, Esq. verbally consented to an extension of the public hearing; a letter is forthcoming.

At approximately 8:30PM, motion was made by Steve Carlson, seconded by Robert DeVellis, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary