

MINUTES OF REGULAR MEETING DECEMBER 15, 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
and Wallace Williams

Regular Member absent: Milan Spisek.

Alternate Members present: Ross Ogden

Alternate Member absent: Vincent Caprio and Raymond Martin

Town Officials present: John Hayes, Land Use Director

For the record: Robert Maquat appointed Alternate Member Ross Ogden to vote for Milan Spisek.

ADMINISTRATIVE MATTERS:

2. ZEO Report – update on recent enforcement issues.

1. 25 Abbey Road – allegedly renting rooms and not occupied by owner.
2. 82 Rock House Road – tenant renting rooms and owner issued violation. CT Consumer Protection contacted the ZEO and requested a copy of both files.
3. 69 & 71 North Park Avenue – 69 North Park Avenue has continued to send information regarding 71 North Park Avenue through their architect, specifically pictures of what they believe show a violation. The ZEO did not believe that these constituted a violation.
4. 291 Sport Hill Road – Shed without a permit; violation issued. Owners have applied for a permit.
5. 539 Sport Hill Road – Accessory structure without a permit; violation issued. Owners have applied for a permit.
6. 440 Sport Hill Road – Stairs and door without a permit. The Commission had determined that the installation of stairs to the patio is not a zoning violation; however, owner must apply for a permit. The ZEO stated that he considered the awnings above the stairs to be comparable to a tent and no zoning permit is required. A-frame sign was picked up in front of the store; signs inside window not addressed.
7. 422 Sport Hill Road – New sign, “Highland Place”, on barn larger than allowed.
8. 450 Sport Hill Road – Documentation submitted resolves the owner occupation issue. Inspection may be made to determine if the number of employees and/or the amount of house being used for home occupation would constitute a violation.
9. 639 Stepney Road – Log storage; numerous complaints. Referred to Counsel by Selectmen; complaint to be served by Judicial Marshal.
10. 17 Sunset Road – Shed without a permit; violation issued. Permit application received 12/15/14.
11. 48 Sunset Road – Shed without a permit; violation issued.
12. 735 Stepney Road – Wood processing; resolved.
13. 105 Norton Road – accessory building without a permit; violation issued. Request for wetland permit. The owner’s son has contacted the ZEO and has an attorney working for resolution.

Discussion was held regarding signs which identify a property.

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ADMINISTRATIVE MATTERS (continued)

4. Bond release report for the Minardi Subdivision (report from Town Engineer has been requested). The Chairman noted two reports received regarding this item:
 1. Memorandum dated December 15, 2014 from Bruce Bombero, Sr., Deputy Director of Public Works, to Planning and Zoning Commission (two pages), regarding 53 Ridgeway - Subdivision – Frank & Kathleen Minardi.
 2. Memorandum dated December 15, 2014 from Richard Dina, Tree Warden, to Planning and Zoning Commission regarding tree planting and site planting for the subdivision at 53 Ridgeway. It was noted that it had been communicated to the owner that a bond release will not be issued until the four items in bold had been completed. This item was tabled.
3. Aspetuck Land Trust: Trout Brook Valley Conservation Area, proposed plan and time line for establishing parking facilities off Freeborn Rd., Wells Hill Rd. and Black Rock Rd. – Approval of plan in accordance with report dated December 4, 2014 from ALT. The Chairman, Robert Maquat, noted a three page letter to Easton Planning and Zoning Commission dated December 4, 2014 from David Brant, Executive Director, and Richard Ritzel, President, Board of Directors, Aspetuck Land Trust. It was noted that there were only two maps for proposed parking areas submitted, Freeborn Road and Wells Hill Road, in conjunction with the letter. A map should be submitted for the Black Rock Road area. All maps should include reference to the December 4, 2014 timeline correspondence. The Land Use Director will contact David Brant. This item was tabled.
1. Minutes for 12/08/14 – Motion was made by Steve Carlson, seconded by Robert DeVellis, to approve the Minutes for the Easton Planning and Zoning Commission Meeting for December 8, 2014 as presented. The vote was unanimous, 3-0, motion carried, minutes approved.
5. Proposed amendment to Z.R. Article 8, Site Development Plans to establish standards for site plan submissions and review, incorporating suggested revisions. A draft amendment was reviewed and discussed and several changes were suggested. The Land Use Director will prepare another draft with the suggested revisions.
6. Town Plan of Conservation and Development 2016
The Land Use Director had previously requested that the Commissioners review the current Chapter 11, Town Plan 2006, Policy and Recommendations, and provide him with any proposed comments and/or revisions. The Land Use Director submitted a memo dated December 15, 2014 to the Easton Planning and Zoning Commission Re: “Suggested Modifications to Several Sections of The Town Plan of Conservation and Development, 2006, Chapter 11, ‘Policy and Recommendations’ ”. The Commission discussed this memo together with other issues related to the current Chapter 11, Town Plan 2006. The Commission will continue to further review Chapter 11.

At approximately 9:30PM, motion was made by Robert DeVellis, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary