

REGULAR MEETING MINUTES SEPTEMBER 17, 2018  
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 7:02pm.  
Regular Members present: Robert Maquat, Raymond Martin, Ross Ogden and Wallace Williams  
Alternate Members present: Alison Sternberg  
Alternate Members absent: Justin Giorlando and Tom Maisano  
For the record: Alison Sternberg was appointed to vote in absence of a regular voting member.

ADMINISTRATIVE AND OTHER MATTERS:

3. Correspondence: The Chairman noted receipt of a letter from the Connecticut Economic Resource Center dated September 10, 2018 which was addressed to the First Selectman, Adam Dunsby. The Commission determined that there is a level of interest in participating in CERC's Municipal Economic Development Self-assessment sponsored by The United Illuminating Company. The Secretary will call CERC and state that this Commission has a level of interest in participating and inquire as to what the next step would be and whether there would be any criteria for participating.

PLANNING ITEMS TO BE DISCUSSED

- 1 Request from Selectmen: The Chairman noted a letter dated September 7, 2018 addressed to Chairman Maquat from Adam Dunsby, First Selectman, requesting input from the Planning and Zoning Commission regarding the possibility of locating a baseball field on the Morehouse property (south of Samuel Staples Elementary School) or the Veteran's Field area. It has been conveyed that Sacred Heart was interested in leasing land from the Town at either of these locations. The Chairman discussed the lack of parking necessary on the Veteran's field site and the Commission determined they would focus on the Morehouse property. The Commission discussed the possibility of locating a field where the current DPW temporary staging area is located on the Morehouse property (Phase 3 on the Morehouse Civic Park Master Plan). The Commission reviewed the Morehouse Civic Park Master Plan adopted by Planning & Zoning Commission, effective December 5, 2015, along with the text entitled Adopted Amendment to Easton Town Plan of Conservation and Development, 2006, effective December 5, 2015, MOREHOUSE CIVIC PARK, A Master Plan, October 2015. The Land Use Director stated that he needed more detail regarding the proposed ballfield, i.e. the size of the proposed field, proposed bleachers, proposed lighting, proposed parking and whether or not there would be any need for loudspeakers. The Commission will address this item when it has more information.

REGULAR MEETING MINUTES AUGUST 6, 2018  
FOR THE EASTON PLANNING AND ZONING COMMISSION

DRAFT UPDATE OF THE EASTON TOWN PLAN OF CONSERVATION AND  
DEVELOPMENT 2018-2028:

The Commission discussed a variety of planning topics specifically, the concern of some about the Village District. The Commission also discussed the procedure of the October 1, 2018 public hearing for the draft update of the Easton Town Plan of Conservation and Development. The Chairman stated that he would make some opening comments which would be followed by a power point presentation from Glenn Chalder and that Attorney Peter Gelderman would be attending to respond to questions which require legal input. The Chairman stated that the Commission is obligated to review and adopt a Town Plan every ten years and that this public hearing would allow for input from the public. The Secretary noted that the Helen Keller Middle School Cafetorium had been reserved for both October 1, 2018 and October 22, 2018 and that the notice had been sent to the newspaper, to be published in the September 20, and September 27, 2018 issues of the Easton Courier.

ADMINISTRATIVE AND OTHER MATTERS:

3. Correspondence: (continued)

The Land Use Director spoke about the affordable housing list of units, specifically the loss of one unit this year, 348 Staples Road, Owner: Walter Boag. The Land Use Director reviewed the current affordable housing list and found that in the next five years, at least five more units would be expiring. The Secretary distributed the maximum allowable rent and income for affordable apartments for Calendar Year 2018 which will be published in the newspaper September 20, 2018.

The Chairman stated he had received several e-mails and correspondences regarding a special permit for flood plain for 5 Pond Road. This application will be scheduled for public hearing once the application is complete and the required plans, certified by an engineer, are received.

2. ZEO Report: None was received but the Chairman noted that the ZEO is continuing to monitor ongoing issues.
1. Minutes of Regular Meeting September 5, 2018 of the Easton Planning and Zoning Commission – Motion was made by Wallace Williams, seconded by Alison Sternberg, The vote was unanimous, 5-0, motion carried.

At approximately 8:00pm, there being no other business to be conducted, motion was made by Ross Ogden, seconded by Wallace Williams, to adjourn the Regular Meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary