

MINUTES OF REGULAR MEETING MARCH 16, 2015
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 7:20pm.

Regular Members present: Robert Maquat, Steve Carlson, Wallace Williams, Milan Spisek and Robert DeVellis

Alternate Members present: Raymond Martin and Ross Ogden

Alternate Members absent: Vincent Caprio

Town Officials present: John Hayes, Land Use Director and John Broadbin, Commissioner, Parks and Recreation Commission.

ADMINISTRATIVE MATTERS:

4. Receipt of Special Permit Application, SP-15-03, submitted by the Town of Easton for the construction of an Open Air Pavilion. The Chairman noted that an 8-24 Referral had been received and now a Special Permit Application had been submitted for the construction of an Open Air Pavilion on the Town-owned Morehouse Road Property. The Land Use Director stated that the application was substantially complete and ready to schedule for public hearing. The public hearing was scheduled for March 30, 2015 at 7:00pm in the Conference Room of the Easton Town Hall, 225 Center Road.

ITEMS FOR DISCUSSION AND/OR ACTION:

1. Presentation by Planimetrics, Inc., 70 Country Road, Simsbury, CT 06070, Glen Chalder, AICP, concerning revisions to the Easton Zoning Regulations. Mr. Chalder gave a short presentation and submitted a three page document describing desirable goals for revising regulations, possible organization and his experience and client communities. The Chairman noted that this would require an RFQ process.
3. Aspetuck Land Trust – status of parking plans off ALT properties.
The Chairman noted that the Commission will not take any official action on the ALT proposed parking plans submitted for Freeborn and Wells Hill Roads until the third plan for additional parking off Route 58 has been submitted for review by the Commission. The Land Use Director stated he had spoken with Mr. Brandt earlier that day and that he would be working on the addition parking plan requested. Mr. Brandt also stated that the Jump Hill parking lot would contain 10 spaces and that the parking spaces for the Freeborn Drive parking lot would be reduced to 8 spaces. Mr. Hayes noted that the entrance to the Jump Hill parking area would require a permit from the State.

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PUBLIC HEARING:

SP-15-02, Special Permit Application, Submitted on behalf of Maple Row Farm, Owner: Edwards Properties, LLC, to conduct a mulch and firewood processing operation at the property on the corner of Stepney Road and North Park Avenue, Assessor's Map 3771, Parcel 1, in compliance with Sect./Para. 7.12.2, Special Exception for Pre-existing Farm and Forest Activities of the Easton Zoning Regulations. The Chairman read the notice of the public hearing and noted that it had been properly warned. The Chairman then read a letter dated March 12, 2015 from Attorney Raymond Rizio requesting a continuance of the public hearing. The Chairman continued the public hearing until March 30, 2015 at 7:30PM in the Conference Room of the Easton Town Hall, 225 Center Road.

ITEMS FOR DISCUSSION AND/OR ACTION:

2. Bond Release for the Frank & Kathleen Minardi Subdivision, 53 Ridgeway Road –
No discussion. Await final list of open items from the Town Engineer.

ADMINISTRATIVE MATTERS (continued)

3. Progress report on Conditional Permit #Z-11-4268 for Pasquale Feola, 664 Sport Hill Road. The Chairman read a document entitled "Progress Report As Of 3/16/15 For 664 Sport Hill Rd., Easton" submitted by Anthony M. Baldino Custom Homes, LLC, contractor for Mr. Feola. It was noted that "Conditional Permit" expires April 11, 2015 and an extension may need to be requested by the meeting of April 6, 2015.

PLANNING MEETING ISSUES CARRIED OVER FROM FEBRUARY 23, 2015

- (2) Town Plan of Conservation and Development, 2016. The Chairman reiterated that preservation of Agriculture would be discussed in the upcoming Town Plan. Present at the meeting was Victor Alfandre of the Agriculture Commission and Tim Brady of Center Road who spoke about Agriculture in Easton

- (1) Morehouse Civic Park: Preliminary draft of Master Plan
The Land Use Director stated that he will be meeting with John Broadbin next Friday to discuss Phase I of the Master Plan for Morehouse Road.

The Commission discussed the difference between the Master plan and the plan by Parks and Recreation's plan..

The Chairman suggested that the Land Use Director elaborate on the descriptions provided in Phase I and submit this to the Commission for review

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ADMINISTRATIVE MATTERS: (continued)

5. Correspondence – The Chairman noted an e-mail received from Wayne Garrick dated March 3, 2015 with attached proposed plan for plant screening for Mr. Bento's property, 71 North Park Avenue. The Commission determined at the last meeting that the small dump truck with bed and plow is the only commercial vehicle parked on the property overnight and, that it is permitted because a single vehicle is allowed by the Regulations., The Commission determined that since there are no apparent zoning violations, they cannot require any screening.

ADDED TO THE AGENDA:

Motion was made by Steve Carlson, seconded by Wallace Williams, to add to the agenda the discussion of organization of the Planning and Zoning Commission. The vote was unanimous, 5-0, motion carried.

Motion was made by Steve Carlson, seconded by Milan Spisek, to nominate Robert Maquat as Chairman of the Planning and Zoning Commission. The vote was unanimous, 5-0, motion carried.

Motion was made by Wallace Williams, seconded by Robert DeVellis, to nominate Steve Carlson as Vice Chairman. The vote was unanimous, 5-0, motion carried.

Motion was made by Robert DeVellis, seconded by Steve Carlson, to nominate Milan Spisek as Secretary. The vote was unanimous, 5-0, motion carried.

ITEMS FOR DISCUSSION AND/OR ACTION: (continued)

1. Presentation to revise Zoning Regulations
The Land Use Director submitted a five page document entitled "PROPOSED COMPREHENSIVE REORGANIZATION AND UPDATE OF THE EASTON ZONING REGULATIONS, A summary Outline Prepared For The Easton Planning and Zoning Commission, by John Hayes, Town Planning Consultant, March 16 2015". Mr. Hayes briefly discussed this document.

Chairman, Robert Maquat, left the room for a short time.

ADMINISTRATIVE MATTERS: (continued)

1. Minutes of Meeting: February 23, 2015
Motion was made by Steve Carlson, seconded by Wallace Williams to approve the minutes for February 23, 2015, as filed. Milan Spisek and Robert DeVellis were not present at the February 23, 2015 meeting; they did not vote. Robert Maquat had left the room and did not vote. Raymond Martin and Ross Ogden were present at the meeting of February 23, 2015 and voted.. The vote was unanimous, 4-0, motion carried.

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Robert Maquat returned to the meeting.

ITEMS FOR DISCUSSION AND/OR ACTION: (continued)

3. Aspetuck Land Trust – status of parking plans off ALT properties.

A brief discussion was held regarding an upcoming Police Commission meeting on April 13, 2015. Two Commissioners, Wallace Williams and Steve Carlson will attend, as there will be discussion regarding parking at the Aspetuck Land Trust.

At approximately 9:35PM, there being no other items for discussion, motion was made by Steve Carlson, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary