

MINUTES OF REGULAR MEETING MAY 18, 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 7:04pm.

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

Regular Member absent: Robert DeVellis

Alternate Members present: Raymond Martin and Ross Ogden

Alternate Member absent: Vincent Caprio

For the record: Chairman Robert Maquat appointed Raymond Martin to vote for Milan Spisek until he arrived and Ross Ogden to vote for Robert DeVellis.

**ADMINISTRATIVE MATTERS:**

2. ZEO Report – None

4. Aspetuck Land Trust, parking facilities plans – The Land Use Director, John Hayes had contacted David Brandt and gave the Commission an update on the proposed parking facilities for Jump Hill and Wells Hill Road. Mr. Hayes stated that the Jump Hill Road entrance to the parking facility may need to shift north to avoid wetlands and may accommodate 15 to 20 cars. Mr. Hayes also stated that the entrance to the Wells Hill Road parking facility was found to be located in Weston and noted that the large tree had been removed and that they were in the process of completing that parking area. No other plans have been submitted.

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**(2) Zoning Regulations Update**

Consultant, Brian Miller, AICP, PP, Turner Miller Group, New England, and his Associate, Anna M. Rycenga, attended the Planning and Zoning Commission Meeting. Mr. Miller submitted a 33 page document entitled “TMG, Turner Miller Group, Planning Consensus Community, Presentation for Update of Town of Easton Zoning Regulations, Easton Planning and Zoning Commission”, dated May 18, 2015 which he discussed with the Commission. Mr. Miller also introduced his Associate Anna Rycenga who would be working with him; Ms. Rycenga discussed her employment experience. Mr. Miller gave a brief overview of the process involved with updating the Easton Zoning Regulations. The Commission gave Mr. Miller a 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” dated March 16, 2015.

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**(2) Zoning Regulations Update (continued)**

The Commission further discussed the items listed on page six (6) and their importance; the list was distilled down to less than a dozen items. John Hayes will draft a transmittal letter to the proposed consultant. Both consultants will be given the revised list and be asked to respond in writing as to the specific process they would follow in updating the regulations, addressing these specific items noted as well as estimate cost and timeframe. The Commission determined that the other Consultant should come to a special meeting.

**PUBLIC HEARING:**

15-01, Resubdivision Application Prepared for Americo & Maria Paniccia, 21 & 25 West Wind Road, as shown on a map entitled "Subdivision Plan, 25 West Wind Road, Trumbull/Easton, Connecticut", dated 3-19-15, proposing 2 lots off a common accessway from West Wind Road in the Town of Trumbull. The Chairman opened the public hearing and noted a letter dated May 15, 2015 from Katherine M. Macol, Law Offices, Quatrella & Rizio, LLC, to the Easton Planning & Zoning Office, requesting a continuance of the public hearing for the Subdivision Application of Americo Paniccia, 21 and 25 West Wind Road, Easton, CT, to the June 15, 2015 Meeting. The Chairman declared the public hearing recessed to June 15, 2015 at 7:30PM, Conference Room of the Easton Town Hall, 225 Center Road, Easton, CT.

**PLANNING MEETING**

**(1) Morehouse Civic Park: Revised Draft of Master Plan**

The Land Use Director distributed to the Commission a Revised Draft, dated May 18, 2015 of a document entitled "Morehouse Civic Park, A Master Plan, May 2015". The Land Use Director stated that he was still working on the map. The Commission will review the map and the document at the next regularly scheduled Meeting, June 15, 2015.

**ADMINISTRATIVE MATTERS:**

1. Minutes of Meeting: May 4, 2015 – Motion was made by Steve Carlson, seconded by Wallace Williams, to approve the minutes as presented. The vote was unanimous, 5-0, motion carried. Ross Ogden was appointed to vote as Steve Carlson was absent from that meeting.
3. Correspondence: The Land Use Director noted that the Commons Driveway Easement for the "Big Lakes Subdivision" had been received but a map showing the construction of the common driveway was also needed. This item should be addressed at the meeting of June 15, 2015.

At approximately 9:15PM, there being no other items for discussion, motion was made by Milan Spisek, seconded by Steve Carlson, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary