

MINUTES OF REGULAR MEETING JUNE 29, 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 7:15pm.

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

Regular Members absent: Milan Spisek and Robert DeVellis

Alternate Members present: Ross Ogden

Alternate Members absent: Vincent Caprio and Raymond Martin

For the record: Ross Ogden was appointed to vote for Milan Spisek.

Also, Chairman Robert Maquat welcomed two Boy Scouts working on two different merit badges to the meeting: Citizenship in the Community and Communications.

ADMINISTRATIVE MATTERS:

3. Application for Improvements to Lighting, Water Treatment Facility, 35 Buck Hill Road, Aquarion Water Company. Proposed Amendments to Special Permit Application, SP-89-01. Consider possible action on application per Zoning Regulations Section 7.2.5. Present at the meeting was James Tate, ASLA, of Tate & Associates, LLC, Landscape Architects and Site Planners, consultant to both the Aquarion Water Company and Snyder Engineering. Mr. Tate discussed the plan map dated June 2015 submitted by Snyder Civil Engineering, LLC, entitled "Easton WTP energy Efficiency Improvements, Easton, Connecticut, prepared for: Aquarion Water Company of CT". Mr. Tate noted his e-mails of June 18, 2015 to Margret Re: Easton Water Treatment Plant – Lighting Improvements and stated that they would be removing the 30 bollard lights and replacing them with 9 energy efficient LED driveway lights on 15' ht. poles which would be a considerable reduction in net lighting. The Land Use Director questioned the trenches proposed. Mr. Tate stated they hoped to use the existing line conduit but if necessary, trenches would be needed 18" to 24" just within the 4ft. shoulder off the road.

Discussion was held regarding whether this amendment to Special Permit SP-89-01 was minor enough in nature to not require a public hearing in accordance with Section 7.2.5 of the Easton Zoning Regulations. The Commission determined that this minor amendment to the existing special permit would not result in a greater intensity of use as there would be nine, 15' poles with LED lights as opposed to the existing 30 bollards of lighting and that the proposed lighting will not adversely affect adjacent properties in the neighborhood. Motion was made by Chairman, Robert Maquat, to approve the minor amendment to Special Permit 89-01 for the proposed lighting improvements for the Aquarion Water Company at the Water Treatment Plant at 35 Buck Hill Road, as represented on a site plan entitled "Easton WTP energy Efficiency Improvements, Easton, Connecticut, prepared for: Aquarion Water Company of CT", in accordance with Section 7.2.5 of the Easton Zoning Regulations, as it is an improvement to the existing lighting and will not adversely affect the neighborhood. The motion was seconded by Steve Carlson. The vote was unanimous, 4-0, motion carried.

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ITEMS PENDING:

1. "Big Lake Estates Subdivision", Maple Road – The Land Use Director noted that the layout of the common driveway had been shown on the plan map and that both maps appeared to be adequate, however, there were still a few items to be addressed.
 - a. Current as-built shows 36 street trees; the minimum amount of required street trees is 43 trees (1,067 linear feet divided by 25).
 - b. Reference note need to be added to layout map for the Lots 1 & 2, dated May 27, 2015: "Refer to Common Driveway Easement and Maintenance Covenant, dated May 14, 2015, on file in Easton Town Land Records".
 - c. The draft common Driveway easement and Maintenance Covenant document must be revised to quote exactly the title and date of reference map in the first WHEREAS paragraph. This is the bold-face type in the first paragraph, which must agree with the map title for the Lots 1 and 2 common driveway map. Also a notary seal should be added to the endorsements page and filed in the Easton Land Records.

Memos will be sent to the developer, Vincenzo Toscano for the additional items needed and the Town Engineer, Edward Nagy, who must submit a recommendation for the bond reduction.

2. Aspetuck Land Trust - The Land Use Director stated that there was progress made on the Wells Hills Road Parking lot which is partially in Weston. The Weston Town Engineer reviewed the design of the culvert and approved it conditionally provided they provide some stones around it. The Land Use Director stated that ALT was working on the plan for parking for Jump Hill and that they had determined that the location of the entrance to the parking would be very close to the area currently in use; the parking area should accommodate at least 12 cars.

It was noted that there would be no work on the parking area for Freeborn Road until the Wells Hill Road parking area is finished.

CONTINUED 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 noted that the public hearing had been recessed to July 13, 2015 at 7:30PM, in the Conference Room of the Easton Town Hall, 225 Center Road, Easton, CT. The Chairman stated he would not be attending that meeting and to contact the attorney representing Americo Paniccia, to see if they are going to be ready to proceed on that date.

PLANNING MEETING:

- (1) Morehouse Civic Park – The Commission reviewed revised draft text dated June 29, 2015. The Land Use Director discussed the draft plan map that corresponds to the text. It was noted that the Chairman and the Land Use Director should go to the next Board of Selectmen Meeting with the revised draft text and draft plan map.

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ADMINISTRATIVE:

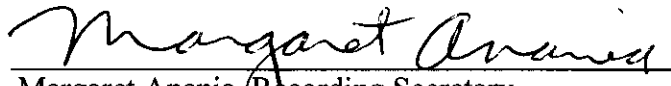
4. Correspondence: The Chairman noted that Glenn Chalder would be coming to the Planning and Zoning meeting of August 17, 2015 as the Chairman would not be at the July 13th meeting and Mr. Chalder would be away the end of July.

2. ZEO Report – None received.

1. Minutes of Meeting: June 15, 2015.

Motion was made Steve Carlson, seconded by Ross Ogden, to approve the minutes for June 15, 2015 as filed. The vote was unanimous, 4-0, motion carried.

At approximately 8:30PM, there being no other items for discussion, motion was made by Ross Ogden, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 4-0, motion carried.


Margaret Anania, Recording Secretary