

MINUTES OF REGULAR MEETING JULY 27, 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 7:10pm.
Regular Members present: Robert Maquat, Milan Spisek, Wallace Williams and Steve Carlson
Regular Members absent: 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 Robert DeVellis.

ITEMS PENDING:

1. The Commission discussed the "Big Lake Estates Subdivision", Maple Road
Proposed amendment to approved subdivision plan (approved March 2012):
 - a) Lot line revision, Lots #1 and #2, per recent wetland license;
 - b) Updated planting plan;
 - c) Plan for new common driveway serving Lots #1 and #2 (per Z.R. Sect. 5.15.1).The Land Use Director stated that the updated planting plan showing all existing street trees along the Common Accessway had just been received and will be reviewed to verify that the requisite 43 street trees had been identified on the updated planting plan.

Motion was made by Robert Maquat, seconded by Steve Carlson, to approve the proposed amendments to the "Big Lake Estates Subdivision", 11-01, as cited above in a, b, and c. subject to the satisfaction of the Land Use Director finding that the requisite 43 street trees have been provided. The vote was unanimous, 5-0, motion carried.
2. Aspetuck Land Trust – The Land Use Director gave the Commission an update on the progress; since no new plan has been received, no action was taken.

PLANNING MEETING ITEMS (continued from Meeting of July 13, 2015)

Morehouse Civic Park: Draft of Master Plan

The Plan has been referred to GBRC and to the Board of Selectmen as required by General Statutes Sec. 8-23 g. The Commission determined that the public hearing will be set for September 28, 2015 in compliance with General Statutes which requires that it be referred to the Greater Bridgeport Regional Council and Town of Easton Board of Selectmen 65 days prior to Public Hearing.

ADMINISTRATIVE MATTERS

2. ZEO Report - The Chairman noted a memo from Phillip A. Doremus dated 7/27/15 Re: SP 15-01. The Land Use Director stated that the language within Note 1. on Map, PV6.0, entitled "Samuel Staples School, Photovoltaic System", was inadvertently wrong and should be modified to read:

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ADMINISTRATIVE MATTERS

2. ZEO Report (continued)

“1. Except for the paving areas of the access driveway, all disturbed areas including the area under the array structures shall be reseeded with native low-growing grasses or other planting as required by the Town. No herbicides or pesticides shall be used.”

The Commission accepted the suggested language proposed by the Land Use Director. Motion was made by Robert Maquat, seconded by Steve Carlson, to accept the above amended language for Note 1. on plan map PV6.0. The vote was unanimous, 5-0 motion carried.

3. Correspondence – The Chairman noted that the last e-mail from Outside Consultant, Glenn Chalder, indicated that he would be meeting with John Hayes on August 17, 2015 and after that with the full Commission. Chairman Maquat indicated that he intended to attend the pre-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. Chairman Robert Maquat noted that the public hearing was opened May 18, 2015, continued to June 15, continued to July 13, and then continued to July 27, 2015. Chairman Maquat noted a letter from the applicant’s attorney, David L. Quatrella, dated July 23, 2015 requesting a withdrawal of the Subdivision Application of Americo Paniccia, 21 and 25 West Wind Road, Easton, CT. The Chairman declared that the public hearing was closed.

ADMINISTRATIVE MATTERS (continued):

3. Correspondence – The Chairman noted a letter dated July 23, 2015 from Adam Dunsby Re: Proposed “Water System” Ordinance forwarding a proposed Town ordinance submitted to the Board of Selectmen by Bill Kupinse. The Commission discussed the proposal. The Commission also tried to determine an appropriate response, if any.

The Land Use Director stated that there is State oversight on “community water systems” that serve multiple residences.

Following the discussion, the Commission recommended, by consensus, to the Board of Selectmen that: there is State oversight of these “water systems” by State entities; there is a State Plan of Conservation and Development covering such issues; and that this Commission has no background or information for the need for this ordinance or its application and therefore, currently has no formal response.

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PLANNING MEETING ITEMS (continued)

Town Plan of Conservation and Development 2016

The Land Use Director, John Hayes, distributed a memo dated July 27, 2015 which he wrote to the Commission as an addendum to a previous memo dated December 15, 2014 regarding suggested modifications to several sections of the Town Plan of Conservation and Development, 2006, specifically, Chapter 11, "Policy and Recommendations". Mr. Hayes discussed his memos with the Commission.

ADMINISTRATIVE MATTERS:

1. Minutes of Meetings: June 29, 2015 – Motion was made by Steve Carlson, seconded by Wallace Williams, to approve the minutes as filed. Milan Spisek was not present at that meeting and did not vote. The vote was unanimous, 4-0, motion carried.

At approximately 8:45PM, there being no other items for discussion, motion was made by Milan Spisek, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary