

INSTE € M2015000634 DATE FILED 08/19/2015 03:38:53 PM CHRISTINE HALLORAH TOWN CLERK EASTON CT

MINUTES OF REGULAR MEETING AUGUST 17, 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 7:05pm. Regular Members present: Robert Maquat, Robert DeVellis, Steve Carlson and

Wallace Williams

Regular Members absent: Milan Spisek

Alternate Members present: Ross Ogden and Vincent Caprio

Alternate Members absent: Raymond Martin

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

ADMINSTRATIVE MATTERS:

4. Proposed Update of Town Zoning Regulations

Interview with Glenn Chalder, AICP, Special Consultant for Zoning Regulations Update Program. Mr. Chalder reviewed his memorandum dated August 10, 2015 regarding the Easton Zoning Regulation Revisions and he took questions from the Commission. Mr. Chalder discussed with the Commission other concerns with the existing Zoning Regulations. He will continue his work and provide guidance and drafts in the near future.

OLD BUSINESS:

1. Aspetuck Land Trust

Progress report on Wells Hill Road parking lot construction, plan for Jump Hill parking Lot, and the proposed Freeborn Parking lot. Several neighbors were present. The Chairman noted that the Commission has not received any new plans for parking areas. The Land Use Director will speak to David Brandt before the next meeting. The Chairman stated that both the Wells Hill Road parking lot and the Jump Hill parking lot are to be completed before Commission reviews the Freeborn parking lot.

<u>ADMINSTRATIVE MATTERS</u>(continued):

3. Correspondence: The Chairman noted that they had received a response from the GBRC, Greater Bridgeport Regional Council, regarding the proposed amendment to the Town of Easton's Plan of Conservation and Development and read the response. The Chairman also noted the proposed date and place of public hearing: September 28, 2015 at the Easton Public Library, 691 Morehouse Road.

MINUTES OF REGULAR MEETING AUGUST 17, 2015 PLANNING AND ZONING COMMISSION

PLANNING MEETING

Procedure for Public Input on Town Plan 2016 Policies – The Commission discussed the
existing policies and their adequacy and noted that they should be updated to reflect any
changes.

2. Draft Amendments To Town Plan 2007 Chapter 11

The Commission reviewed changes to Chapter 11, pages 96 thru pages 104; The Commission did not discuss pages 105 thru pages 108. It was discussed that there appeared to be no major policy changes, but rather updating to reflect new legislation or to reflect current conditions. The Land Use Director will speak to the Director of Public Works, Edward Nagy to receive his comments.

3. Easton's position in the Greater Region

The Land Use Director noted that he had received the draft plan for the Greater Bridgeport Region. He requested that Wallace Williams, former representative for Easton to the Greater Bridgeport Region, review the draft plan. Comments to Greater Bridgeport will be discussed at the next meeting, August 31, 2015, as comments are to be given to Greater Bridgeport before September 11, 2015.

OLD BUSINESS:

2. Discontinuance of Old Highways

(P.A. 15-147, effective Oct. 1, 2015) The Chairman noted a new Public Act regarding "Discontinuance of Highways and Private Ways by Municipalities" and stated it involved new notification requirements. The Land Use Director stated that the Commission had recommended in a report to the Board of Selectmen, May 2003, fifteen semi-abandoned highways proposed by the Commission in 2003 for discontinuance. The Land Use Director will update the report and the Commission will make renewed recommendations to the Board of Selectmen. The Land Use Director will also consult with the Public Works Director. (Copies of the 2003 report were distributed at the meeting.).

ADMINSTRATIVE MATTERS (continued):

3. Correspondence: The Chairman noted a letter from Pasquale Feola dated August 14, 2015 requesting a 30 day extension for completion of a new dwelling at 664 Sport Hill Road. The Commission discussed the request. It was noted that there had not been any Building Inspections since July of 2014. Motion was made by Steve Carlson, seconded by Wallace Williams, to approve an extension of Conditional Permit Z-11-4268 until September 21, 2015 subject to the owner/applicant requesting a Building Inspection from the Easton Building Department and subject to the Commission receiving a report from the Easton Building Official no later than the Planning and Zoning Commission meeting of September 21, 2015. The vote was unanimous, 5-0, motion carried.

MINUTES OF REGULAR MEETING AUGUST 17, 2015 PLANNING AND ZONING COMMISSION

ADMINSTRATIVE MATTERS (continued):

1. Minutes of Meeting: July 13, 2015 – Motion was made by Wallace Williams, seconded by Robert DeVellis, to approve the minutes for July 13, 2015 as filed. Robert Maquat and Ross Ogden were not present at that meeting and did not vote. The vote was unanimous, 3-0, motion carried.

Minutes of Meeting: July 27, 2015 – Motion was made by Steve Carlson, seconded by Ross Ogden, to approve the minutes for July 27, 2015 as filed. Robert DeVellis was not present at that meeting and did not vote. The vote was unanimous, 4-0, motion carried.

At approximately 9:05PM, there being no other items for discussion, motion was made by Steve Carlson, seconded by Robert DeVellis, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

Margaret Anania, Recording Secretary