

MINUTES OF REGULAR MEETING AUGUST 31, 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 7:00pm.

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

Regular Members absent: Milan Spisek

Alternate Members present: Ross Ogden

Alternate Members absent: Raymond Martin and Vincent Caprio

For the record: Ross Ogden was appointed to vote for Robert DeVellis until he arrived at 7:05pm and then for Milan Spisek.

PLANNING ISSUES:

1. Subdivision Application 08-01, Subdivision Plan Prepared for Frank A. Minardi, 53 Ridgeway Road – Request for subdivision bond release. The chairman noted an e-mail from Kathleen Minardi dated August 24, 2015 requesting that the release of the Minardi Subdivision bond be put on the next agenda so she can receive the bond back. The chairman also noted a memo sent to Mr. Dina, the tree warden, regarding the condition of the trees for the Minardi Subdivision. It was also noted that Public Works had been contacted regarding this request for bond release and that the Town Engineer is currently on vacation. This item was tabled to the next Planning and Zoning Commission meeting, September 21, 2015.

OLD BUSINESS:

1. Aspetuck Land Trust

The Land Use Director, John Hayes, stated he had spoken to Ken Bernhard, Attorney for the ASL, but had not heard back from David Brandt regarding the status of both the Wells Hill Road parking lot and the Jump Hill parking area. Mr. Hayes will visit the locations and give the Commission an update. Mr. Hayes will also contact Mr. Brandt again and find out when they expect to receive a permit from the CT DOT for the driveway to the Jump Hill parking area.

2. Discontinuance of Old Highways

(P.A. 15-147, effective Oct. 1, 2015)

The Commission briefly discussed a May 2003 Report by the Commission rendered to the Board of Selectmen on sixteen semi-abandoned highways proposed by the Commission in 2003 for discontinuance. The Land Use Director will update this report and the Commission will make another recommendation to the Board of Selectmen. The Chairman noted that a house nearby to the Public Works facility was up for auction and that it might be an opportunity for the Town to allow for the expansion of the Public Works facility. The Land Use Director will look into this matter.

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ADMINISTRATIVE MATTERS:

3. Correspondence: The Chairman noted that a letter had been sent to Glenn Chalder recently regarding the update of the Easton Zoning Regulations and his recent appearance at the Commission meeting of August 17, 2015. The Commission awaits Mr. Chalder's next submission.

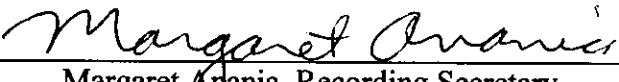
PLANNING MEETING

1. Draft Amendments To Town Plan 2007 Chapter 11
The Land Use Director stated he is updating the slight changes suggested to the policy guidelines for land use and transportation; public facilities are still being reviewed.
2. Easton's position in the "Metro COG " (Greater Bridgeport Region)
The Land Use Director, noted that he had reviewed over half the draft plan submitted for the Greater Bridgeport Region. Wallace Williams, former representative for Easton to the Greater Bridgeport Region, also reviewed part of the draft plan. Discussion was held whether the plan adequately protects the Town's reservoirs or aquifers. It was also noted that the plan properly emphasized those Towns with central cores where there is infrastructure in place.

ADMINISTRATIVE MATTERS (continued):

3. Correspondence: The Chairman noted that a notice had been posted for the public hearing to be held regarding the amendment to the Town Plan for the Morehouse Civic Park. It was noted that the public hearing would be held in the Community Room of the Easton Public Library on September 28, 2015 at 7:30PM. The Land Use Director stated that he had recently been contacted by the First Selectman regarding the relocation of school buses from Bethel to the Morehouse Road property. Mr. Hayes presented an overlay map to the Morehouse Civic Park with a suggested location for 45 buses. Discussion was held regarding the number of buses needed to be located on that property as well as other properties. The Chairman will contact the First Selectman regarding the number of buses needed to be located on that site.
1. Minutes of Meeting: August 17, 2015 – Motion was made by Wallace Williams, seconded by Steve Carlson, to approve the minutes for August 17, 2015 as filed. The vote was unanimous, 5-0, motion carried.
2. ZEO Report - None

At approximately 8:00PM, 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