

MINUTES OF REGULAR MEETING SEPTEMBER 28, 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, Milan Spisek, Steve Carlson, Wallace Williams and Robert DeVellis

Alternate Members present: Ross Ogden and Vincent Caprio

Alternate Members absent: Raymond Martin

For the record: Ross Ogden arrived at approximately 7:25pm

OLD BUSINESS:

1. Aspetuck Land Trust

The Chairman noted and read an e-mail from David Brandt dated September 25, 2015 "RE: Trout Brook Parking Update for P&Z", specifically the Wells Hill Parking Lot and the Jump Hill Parking Lot.

The Land Use Director, John Hayes, stated he had visited both proposed parking areas for Wells Hill and Jump Hill and noted that the construction should start on Wells Hill this week.

2. Discontinuance of Old Highways

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

The Commission briefly discussed this item; no action taken.

CURRENT ISSUES:

Subdivision Application 08-01, Subdivision Plan Prepared for Frank A. Minardi, 53 Ridgeway Road – Request for subdivision bond release. It was noted that a report had been received and that Kathleen Minardi had been sent a copy and was in the process of resolving the open issues.

ADMINISTRATIVE MATTERS:

1. Minutes of Meetings: September 28, 2015 – Motion was made by Steve Carlson, seconded by Milan Spisek, to approve the minutes for September 28, 2015 as filed. The vote was unanimous, 5-0, motion carried.
2. ZEO Report – none received. It was noted that three (3) "State Building Code Section 114", Stop Work Orders, had been received from the new Building Official, Michael Roraback.
3. Correspondence: The Chairman received correspondence from the Board of Selectmen with regard to the Farming Lease Agreement for the Morehouse Road Property and noted the Board of Selectmen recently granted permission to sell pumpkins at that property. The First Selectman was present and noted that permission had been granted previously by the Board of Selectmen to sell pumpkins at that site.

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PLANNING MEETING

It was noted that a Planning Meeting was scheduled for October 19, 2015. The Chairman noted that the Commission would be receiving a "Draft" set of Zoning Regulations from the outside consultant, Glenn Chalder. The Commission requested that they receive the "Draft" in advance of the Planning Meeting.

SCHEDULED PUBLIC HEARING: 7:30PM

Public Hearing to consider amending the EASTON TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2006, adopted 2007, to incorporate a report entitled "MOREHOUSE CIVIC PARK, A Master Plan, May 2015", and a map entitled Morehouse Civic Park, Proposed Master Plan, as supplements to the Town Plan. The purpose of the proposed amendments is to guide the optimal development, use and conservation of a significant area of public facilities at the center of the community. The Chairman read the notice of the public hearing.

The Chairman read the document entitled "Proposed Amendment to Easton Town Plan of Conservation and Development, 2006, Public Hearing: September 28, 2015, MOREHOUSE CIVIC PARK, A Master Plan, May 2015" for the record. The Land Use Director, John Hayes presented a colored map entitled "Morehouse Civic Park, Proposed Master Plan, a proposed supplement to the Town Plan".

The following people spoke:

1. Andy Kachele, 85 Kachele Street
2. John Broadbin, 105 Staples Road – Mr. Broadbin spoke as a member of the Parks and Recreation Commission and noted he was a Licensed Landscape Architect and realtor. He presented a colored map of the Morehouse Road Property prepared for the Parks and Recreation Commission. He also discussed a report entitled EASTON PARKS AND RECREATION MASTER PLAN OF DEVELOPMENT FOR EASTON PARK SYSTEM, (which report was not submitted for the record) specifically noting the items concerning the Morehouse Property.
3. Peggy Sullivan, Board of Education, spoke regarding an e-mail she sent to Planning and Zoning as well as other issues. The Chairman noted the e-mail for the record. Peggy Sullivan noted three issues with respect to parking the buses to the west side of the school:
  1. Idling of the buses
  2. Noise created with startup of buses at approximately 1:30pm
  3. Location of buses in the back of the school, noting the school sometimes uses this area.She suggested relocating the buses away from the vicinity of the school.
4. Deb Klein, 114 Cedar Hill Road
5. Dori Wollen, Conservation Commission, spoke as Chairman of the Conservation Commission regarding comments that were sent to the Planning and Zoning Commission from the Conservation Commission. The Chairman noted those comments for the record.

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PUBLIC HEARING: (continued)

6. Cathy Alfandre, 125 Deerfield Drive, Clean Energy Task Force, spoke as a member of the Clean Energy Task Force and asked the Commission to reserve additional area for solar panels in order to provide Samuel Staples with 100% of its electricity and possibly provide electricity for other municipal facilities.
7. Gowan Dacey, 257 Redding Road
8. Edward Nagy, Town Engineer, Director of Public Works, spoke regarding a memo which he submitted at the public hearing. The Chairman took note of the memo submitted by Edward Nagy.

The Chairman took note of the following items for the record:

1. An e-mail received from Peggy Sullivan, Easton Regional 9, with a link to a website for the Department of Energy & Environmental Protection regarding "Anti-Idling Efforts at Connecticut Schools".
2. Memorandum to Planning and Zoning from Easton Conservation Commission/Inland Wetlands Agency dated September 16, 2015 for "Comments re "Morehouse Civic Park; a Master Plan, May 2015", from Dori Wollen, Chair, Easton Conservation Commission/Inland Wetland Agency.
3. Memorandum to Planning & Zoning Commission from Edward L. Nagy, Director of Public Works dated September 28, 2015 RE: MOREHOUSE CIVIC PARK – PROPOSED MASTER PLAN.
4. Letter dated September 23, 2015 to Mr. Robert Maquat, Chairman, Easton Planning and Zoning Commission from Brian T. Roach, Program Manager, Environmental Protection, Aquarion Water Company.
5. E-mail from Chief of Police, Tim Shaw, Easton Police Department dated September 25, 2015 RE: Morehouse plan.
6. Letter to Mr. Robert Maquat dated September 4, 2015 from Adam Dunsby, First Selectman.
7. Letter dated August 17, 2015 to Mr. Robert Maquat, Chair, Planning and Zoning Commission, from Brian Bidolli, Executive Director, Greater Bridgeport Regional Council.
8. Document entitled "Proposed Amendment to Easton Town Plan of Conservation and Development, 2006, Public Hearing: September 28, 2015, MOREHOUSE CIVIC PARK, A Master Plan, May 2015".
9. Map entitled "Morehouse Civic Park, Proposed Master Plan, a proposed supplement to the Town Plan".
10. Memo dated July 24, 2015 to the Board of Selectmen regarding the Proposed Amendment to Town Plan of Conservation and Development.
11. TOWN PLAN OF CONSERVATION AND DEVELOPMENT EASTON, CT, 2006, Easton Planning and Zoning Commission
12. Map entitled MOREHOUSE CIVIC PARK, Proposed Mater Plan, September 2015

The Chairman closed the public hearing at approximately 9:10PM.

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At approximately 9:10PM, there being no other items for discussion, motion was made by Steve Carlson, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary