

MINUTES OF REGULAR MEETING NOVEMBER 30, 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 7:07pm.
Regular Members present: Robert Maquat, Steve Carlson and Wallace Williams
Regular Members absent: Milan Spisek & Robert DeVellis
Alternate Members present: Ross Ogden
Alternate Members absent: Raymond Martin & Vincent Caprio
For the record: Ross Ogden was appointed to vote for Milan Spisek

ADMINISTRATIVE MATTERS:

3. Discussion of the Town of Easton granting an additional utility easement on Tuckahoe Road to Cablevision. Present at the meeting was Attorney Harold Rosnick, representing the development on Tuckahoe Road. Also present at the meeting were Edward Nagy, P.E, Director of Public Works, a representative of Cablevision, George Rebentisch, HFC Manager, Construction/Fiber, Mark Ochman, P.E. and Licensed Land Surveyor, and Contractor, Peter Prizio.

Attorney Rosnick discussed the situation with the Commission regarding the utilities on Tuckahoe Road and stated that he had met on site that day with Edward Nagy, P.E. and Robert Maquat, Chairman, and that the situation had been resolved; Cablevision should be able to work within the existing Utility Easement.

The chairman allowed the following neighbors who live on Tuckahoe Road to speak:

1. Maureen P. Anderson, 31 Tuckahoe Road
2. Joan M. Walsh, 19 Tuckahoe Road
3. Jeffrey Dumas, 25 Tuckahoe Road

CURRENT ISSUES:

1. Subdivision Application 08-01, Subdivision Plan Prepared for Frank A. Minardi, 53 Ridgeway Road – Request for subdivision bond release. Present at the meeting were Edward Nagy, P.E., Director of Public Works and Mrs. Minardi and her two daughters. The Chairman noted a letter from Edward Nagy dated November 30, 2015 to the Planning and Zoning Commission and the attached “Partial Subdivision Bond Release” Form. Motion was made by Robert Maquat, seconded by Steve Carlson, to reduce the Subdivision Bond for the Minardi Subdivision from 52, 150 plus interest to \$15, 645, for a total bond release of \$36,505 plus interest.

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CURRENT ISSUES:

1. Subdivision Application 08-01, Subdivision Plan Prepared for Frank A. Minardi (continued)
Mrs. Minardi's daughter stated that a contractor had submitted an agreement to finish the open items for an amount less than \$2,000 and requested a further bond reduction. The Town Engineer stated that Section VII-d-(2) of the Subdivision Regulations required that 15% of the original bond amount of \$104,300 (\$15,645) be held until the Subdivision Improvements are completed. After this brief discussion the Commission voted; the vote was unanimous, 4-0, motion carried.

PUBLIC HEARING:

Subdivision Application, 15-02, Subdivision Plan Prepared For Stefan Abelin and Louis & Dorothy Cocozza, Combined Properties, #40 Far Horizons Drive & #89 Beers Road, Easton, Connecticut, dated August 1, 2015. The plan consists of 6 lots, 4 of which are new lots off a Common Driveway accessway from Far Horizons Drive. - The Chairman noted that the public hearing had been continued from October 26, 2015. Larry Edwards, P.E. stated he had addressed the questions by the Town Engineer and revised the plans but that more revisions were needed, therefore, no new plans were submitted. Larry Edwards did submit an extension letter for 45 days to conduct the public hearing.

The Chairman noted the following items for the record:

1. Letter to Planning & Zoning Commission dated November 30, 2015 from Larry Edwards, Authorized agent for: Stefan Abelin and Louis and Dorothy Cocozza granting a 45 day extension to conduct the public hearing.
2. E-mail to Margaret Anania from John Hansen dated November 30, 2015 Re: "Comments for consideration to be placed in the minutes of tonight's meeting" with letter below.
3. Letter to John Hayes, Land Use Director, dated November 16, 2015, from The Huntington Co., LLC, Michael Buturla P,E, LS.
4. Memo to Planning and Zoning Commission dated October 28, 2015 from Dori, Wollen, Chair, Conservation Commission and Inland Wetlands Agency with attached Letter of Approval for Inland Wetland Permit #15-494, 40 Far Horizons Drive and 89 Beers Road dated June 25, 2015.
5. Memo to Planning and Zoning Commission dated October 30, 2015 from Dori Wollen, Chair, Conservation Commission/Inland Wetlands Agency.
6. Document entitled "Declaration of Common Accessway and Maintenance Agreement".

The following people spoke:

1. Attorney Kent M. Miller representing 42 Far Horizons Drive, Mountain Wood Trail, LLC spoke and requested a copy of the **"Declaration of Common Accessway and Maintenance Covenant"** when it is in proper form.
2. Maryanne Neary, 30 Far Horizons Drive
3. Peter Neary, Sanford Drive

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PUBLIC HEARING (continued)

Discussion was held regarding the Open Space. The following options were discussed:

1. Proposed Open Space to be owned by the Town.
2. Proposed Open Space to be owned by the Association.
3. Do away with open space and provide for Conservation Easement and combine areas with proposed lots; therefore, incurring a fee-in-lieu-of open space.

The Chairman recessed the public hearing to Monday, December 21, 2015 at 7:30pm, Easton Town Hall Conference Room, to allow for adequate time for revisions of the plan maps and the Maintenance Covenant.

ADMINISTRATIVE MATTERS:

2. 2016 Calendar of Regularly Scheduled Meetings for the Easton Planning and Zoning Commission. The Commission reviewed the Year 2016 Schedule of Meeting for the Easton Planning & Zoning Commission. Motion was made by Wallace Williams, seconded by Steve Carlson, to approve the 2016 Calendar with a change that the last meeting be on Monday, December 19, 2016. The vote was unanimous, 4-0, motion carried.
4. Correspondence: The Chairman noted that John Hayes, Land Use Director, had drafted a proposed amendment to the Easton Zoning Regulations regarding Article 4, Uses. Motion was made by Robert Maquat, seconded by Wallace Williams, to add to the agenda the discussion of this draft regulation. The vote was unanimous, 4-0, motion carried. The draft was distributed to the Commission for discussion. After a brief discussion the language of the draft regulation was modified. After revision the draft **will be** sent to Glenn Chalder, the outside Consultant drafting the Zoning Regulations, for comment and further discussion with the Commission.

CURRENT ISSUES (continued)

2. Discussion and possible amendment of 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 Commission had reviewed and adopted the changes made to a document entitled "Morehouse Civic Park, A Master Plan, October 2015" at its meeting of October 26, 2015. After a brief discussion of the report and the updated map a motion was made by Robert Maquat, seconded by Steve Carlson, to amend the Easton Town Plan of Conservation and Development, 2006, adopted 2007, to incorporate a report entitled "Morehouse Civic Park, A Master Plan, October 2015", and a colored map entitled Morehouse Civic Park Master Plan, A supplement To The Town Plan of Conservation and Development".

MINUTES OF REGULAR MEETING NOVEMBER 30, 2015
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PLANNING MEETING

1. Discontinuance of Old Highways

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

Review May 2003 Report on sixteen semi-abandoned highways proposed by the Commission in 2003 for discontinuance. Discuss updated report and renewed recommendations to the Board of Selectmen. The Land Use Director stated there were three categories of roads to be discontinued as shown on a map entitled "Proposed Discontinuance of Old Unimproved Town Highways"

1. Roads easily abandoned, do not serve any houses, shown in green.
2. Roads that serve generally one house, shown in yellow.
3. Roads that were previously discontinued, shown in brown.

The Land Use Director also pointed out a few minor segments that did not show on a prior map:

1. Segment on Mills Lane.
2. Southern end of Morehouse Road by Congress Street

The Commission determined that they should concentrate on the 8 or 9 roads that would be easily subject to **discontinuance**. The Town Engineer should review these roads to be **discontinued** with the Commission staff to enable the Commission to make a formal recommendation to the Board of Selectmen.

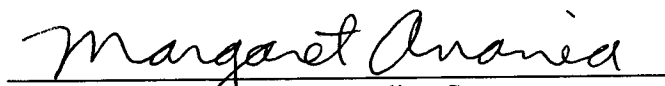
2. Town Plan of Conservation and Development, 2016

Discuss schedule for policy input by Town boards, commissions and officials. The Land Use Director prepared a list which was distributed for the Commission's review. Input should start at the meeting of January 11, 2016.

ADMINISTRATIVE MATTERS(continued):

1. Minutes of Meetings: November 16, 2015 – Motion was made by Steve Carlson, seconded by Ross Ogden, to approve the minutes for November 16, 2015 as filed. The vote was unanimous, 4-0, motion carried.
2. ZEO Report – none received.

At approximately 9:45PM, there being no other items for discussion, motion was made by Wallace Williams, seconded by Ross Ogden, to adjourn the meeting. The vote was unanimous, 4-0, motion carried.


Margaret Anania, Recording Secretary