

MINUTES OF REGULAR MEETING MARCH 14, 2016  
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 6:45pm.

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

Regular Member absent: Milan Spisek

Alternate Members present: Ross Ogden and Raymond Martin (arrived late)

Alternate Member absent: Vincent Caprio

**PLANNING MEETING**

Policy Meeting for Update of Town Plan of Conservation and Development (2006).

Invited to the meeting were the Chief of Police, Police Commission, Town Sanitarian and Director of Public Health, Fire Marshal & Fire Department Representatives and Building Official. Present at the meeting was Building Official Anthony Ballaro and Fire Chief Steve Waugh.

Fire Chief Waugh voiced the Fire Departments concerns about fire protection through fire ponds, especially in the north end of Town. Chief Waugh stated that most of the fire ponds had become clogged and filled with leaves and trees, noting the expense involved in maintaining these fire ponds. He also noted that the fire pond levels were low during times of drought. Chief Waugh suggested that the Commission approve 30,000 gallon tanks instead of fire ponds in new subdivisions. Chief Waugh also stated that there is a need for a tanker truck to carry additional water to a fire.

The Chairman suggested the possibility of relocating the EMS facilities next to the Firehouse facilities; a meeting should be held with both the EMS and the Fire Commission.

The Chairman noted the following correspondences for the record:

1. One page Memorandum dated March 14, 2016 from Polly Edwards, R.S., Easton Health Officer to Margaret Anania Re: Town Plan.
2. One page e-mail dated March 11, 2016 from Chris Michos, MD, Easton Health Director to Margaret Anania Re: Proposed Public Input: Easton Town Plan of Conservation and Development, 2016.
3. Submission from John Broadbin, Parks and Recreation Commissioner, March 2, 2016, to Margaret Anania, Planning & Zoning Secretary:
  - a. 13 Page Report entitled "EASTON PARKS AND RECREATION MASTER PLAN OF DEVELOPMENT FOR EASTON PARK SYSTEM"
  - b. Colored Map entitled "PROPOSED MASTER SITE PLAN PREPARED FOR EASTON PARK AND RECREATION OF PROPERTY AT 515 MOREHOUSE ROAD, EASTON, CONNECTICUT, JANUARY 28, 2015".

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**ADMINISTRATIVE MATTERS**

5. Correspondence: Report from Town Engineer on Adirondack Estates. The Chairman noted that an e-mail had been received from Ed Nagy March 9, 2016 regarding Adirondack Trail. Present at the meeting was Attorney Harold Rosnick who recounted the history of the paving of Adirondack Trail. The Chairman noted that Town Engineer Edward Nagy was concerned that the liquid content of the asphalt was too low and wanted additional tests done as he was trying to protect the Town. Mr. Rosnick stated he believed that the roads were within State standards but had no objections to additional tests, provided that the Town pay for the additional tests if they came back showing the road was within State standards. He further stated that if additional asphalt was needed he would make sure it was done, as ultimately the road needs to be accepted as a Town Road.

**PLANNING MEETING** (Continued)

Policy Meeting for Update of Town Plan of Conservation and Development (continued)  
Fire Marshal, Peter Neary arrived at the meeting and wanted to discuss the perspectives he had on the Town Plan. Mr. Neary stated that the north end of Town had a poor rating for fire protection and thus paid a higher insurance and noted that the Town could work to improve this Fire rating by increasing fire protection. Mr. Neary suggested the acquisition of a fire tanker as well as sprinklers. The Land Use Director noted that the Town could replace existing non-functional fire ponds with 30,000 gallon tanks.

**ADMINISTRATIVE MATTERS** (continued)

2. Appointment: John Walsh, P.E, of Aquarion Water Company Re: Diversion Permit.  
Attending the meeting on behalf of Aquarion Water Company were:
1. Daniel Lawrence, Director, Engineering & Planning
  2. George Logan, Director of Environmental Management & Governmental Affairs

Daniel Lawrence discussed the Diversion Permit submitted for comments and referred to a map detailing the Easton, CT Public Drinking Water Source Protection Areas, specifically the Easton Lakes, Aspetuck, Saugatuck and Hemlock Reservoirs. George Logan discussed the Source Protection and Watershed Maintenance Programs. Two documents were submitted for the record:

1. A document entitled "Presentation Planning and Zoning Commission Easton, CT, March 14, 2016".
2. A booklet entitled "Centennial Watershed State Forest, Saugatuck & Aspetuck Trails".

Concerns were voiced about the amount of water released into the Mill River and the diversion of water to another area in periods of long drought.

Aquarion Water Company will report back to the Commission after it meets with other Towns and groups.

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**ADMINISTRATIVE MATTERS** (continued)

3. Zoning Regulations Update – Review second draft of the Easton Zoning Regulations prepared by outside consultant; Glenn Chalder in attendance.

At approximately 8:00pm the Commission reviewed Sections 1000 through 3000 of the second draft and stopped after page 34. They will continue to review the second draft at the meeting of April 4, 2016.

Tim Brady, President of the CT Farm Bureau, was present and offered his assistance in reviewing the agricultural sections of the Draft Regulations.

The Chairman noted page 24, Section 3243, Other Principal Uses, 1. Special Cultural Uses, and noted that Mr. Chapman had contacted him again. The Land Use Director noted that the Commission had discussed an amendment to the Regulations regarding this item and could adopt this regulation following a public hearing if it chose. This item will be discussed at the next meeting.

**PLANNING MEETING** (Continued)

Policy Meeting for Update of Town Plan of Conservation and Development (continued)  
Edward Nagy, P.E., Director of Public Works arrived and after a very brief discussion of Adirondack Trail discussed his perspectives on the update of the Town Plan. Mr. Nagy stated the following:

1. The Town should consider establishing a setback for driveways from the property line to avoid problems with neighbors.
2. The Town Garage is out of space.
3. The Town could establish a bus terminal at Veterans Park by taking out the obsolete tennis court and skate park and possibly obtaining a wetland permit and moving to the west closer to the property line.

Discussion was held regarding the number of buses to be parked and the size of the vehicles. Discussion was also held regarding the need for a hard surface. The Chairman noted that this item was being addressed by John Broadbin.

**OLD BUSINESS:**

Aspetuck Land Trust – Update from Executive Director of ALT for parking lot plans for Jump Hill and Freeborn Road. A few neighbors were present from Elm Drive, Norton Road and Freeborn Road. The Land Use Director stated he had spoken to David Brant, Executive Director, and gave a progress report on the proposed parking. Janie Muir of Elm Drive stated that over the past weekend over 100 cars visited the ALT property and parked on the street; she requested a timeline for completion of the parking. Chairman Robert Maquat stated that the Commission should write to Mr. Brant to update his timeline.

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**ADMINISTRATIVE MATTERS** (continued)

1. Minutes for February 22, 2016 – Motion was made by Wallace Williams, seconded Steve Carlson, to approve the minutes as filed. Vote unanimous, 5-0, motion carried.

At approximately 10:30pm, motion was made by Steve Carlson, seconded by Robert Maquat, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary