

MINUTES OF REGULAR MEETING APRIL 4, 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 6:36pm.  
Regular Members present: Robert Maquat, Wallace Williams, Steve Carlson and Robert DeVellis  
Regular Member absent: Milan Spisek  
Alternate Members present: Ross Ogden and Raymond Martin  
Alternate Member absent: Vincent Caprio

PLANNING MEETING

Policy Meeting for Update of Town Plan of Conservation and Development (2006).  
Invited to the meeting were various civic organizations: Local Real Estate Representatives, Citizens for Easton, Easton Garden Club.

The following people spoke as local real estate representatives:

1. Susan Leone, Vice President of Sales, Higgins Group Real Estate was present and spoke to the Commission regarding things clients wanted when looking to relocate. Ms. Leone stated that the Town needs to market itself and do more to promote its image.
2. Jonathan Deak, Jonathan Deak & Associates, Coldwell Bankers, was present and spoke to the Commission about the different areas of Easton: Lower Easton, Central Easton and the Aspetuck area. He discussed the positive things about Easton and the Town highlighting those items.

Discussion was held regarding the need to better market the school system by inviting people into the schools for tours as the Town of Weston does once a year.

The following people spoke as members of the Garden Club

1. Alka Sood, President, stated she was a newcomer to Easton and deferred to Abbie LePage.
2. Abbie LePage, 18 Cold Spring Road, Easton Garden Club member, spoke about the projects the Garden Club does to beautify the Town and noted that more volunteers were needed for the beautification of the Town.

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**PLANNING MEETING**

Policy Meeting for Update of Town Plan (continued)

The following people also spoke:

3. Joan Kirk, Historical Society member, stated she would give the Commission comments when the Historical Society is scheduled to meet with the Commission.
4. Debra Klein, Citizens for Easton, stated the Town needs to differentiate itself from other Towns.
5. Kathleen Magner, Citizens for Easton, discussed a two-page letter dated April 4, 2016 to Planning and Zoning Commission from the Board of Citizens for Easton which was submitted for the record.
6. Jeffrey Becker, 5 Cedar Hill Road, stated that any proposed business for a Town Center should have a viable business plan.
7. Bob Schrage, Attorney, stated that it would be beneficial to the Town to transport people to the train station and have a community building.
8. Tim Brady, President of the Fairfield County Farm Bureau, spoke about townspeople being able to have access to the Reservoirs.

It was noted that the public has access to the Centennial Watershed State Forest, Saugatuck & Aspetuck Trails. The secretary distributed a couple of the booklets which serve as permits to access these areas.

Chairman, Robert Maquat, noted a correspondence from Fred Lovejoy, 276 Center Road, dated April 1, 2016 regarding the need for people to have an apartment in their house to make it affordable to stay in Easton. The Commission will continue to get input from the public.

**ADMINISTRATIVE AND OTHER MATTERS:**

3. Zoning Regulations Update: Continue review of second draft of Zoning Regulations. Glenn Chalder in attendance. (Commission left off at Section 5600)  
The Secretary was instructed to send pages 54 – 57 to the Town Engineer, Director of Public Works, Ed Nagy and Fire Chief, Steve Waugh, and Fire Marshal, Peter Neary, for their review and response.

**For Planning Consideration**

1. Town of Easton GIS parcel base map 2016. John Hayes, Land Use Director, displayed in draft form the preliminary GIS mapping which is to be a fundamental element of Town Plan update.

**ADMINISTRATIVE AND OTHER MATTERS:**

2. ZEO Report – The Chairman noted a memo to Margaret regarding the Plum Tree Lane Application. The Chairman will speak to the Zoning Enforcement Officer regarding this matter.

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For Planning Consideration

2. Town-owned property at 18-22 South Park Avenue (29.6 acres).  
Referral from Board of Selectmen for possible age-restricted residential use (response requested by 4/29). John Hayes, Land Use Director, distributed a preliminary draft report dated April 4, 2016. The Commission will discuss this item further.

ADMINISTRATIVE AND OTHER MATTERS:

4. Proposed Amendment to Zoning Regulations for Special Cultural Uses.  
The Commission briefly continued its discussion from last meeting and will discuss this item again.
1. Minutes of Meeting: March 28, 2016 – Robert DeVellis was not at that meeting. The Chairman appointed Ross Ogden to vote for Robert DeVellis and Raymond Martin for Milan Spisek. Motion was made by Wallace Williams, seconded by Raymond Martin, to accept the minutes as filed. The vote was unanimous, 5-0, motion carried.

Discussion was held regarding the next scheduled meeting. By consensus the Commission determined that the April 18, 2016 meeting would be canceled due to scheduling problems. The Commission will hold a special meeting on April 25, 2016. Public input for the Town Plan will be continued to the next regularly scheduled meeting of May 2, 2016.

At approximately 9:00pm, motion was made by Steve Carlson, seconded by Raymond Martin, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary