

MINUTES OF REGULAR MEETING MAY 23, 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 7:03pm.

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

Regular Member absent: Milan Spisek and Robert DeVellis

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

Alternate Member absent: Vincent Caprio

ADMINISTRATIVE AND OTHER MATTERS:

3. Adirondack Estates, Adirondack Trail – Request by applicant (Harold Rosnick, Trustee) for determination that site and roadway construction complies with State of Connecticut of CT DOT Form 816. (Review e-mails from CT Materials Testing Lab dated April 3, 2016 and e-mails from O & G Industries dated March 14, 2016 and March 1, 2016.) Town Engineer report requested. Present at the meeting was Harold Rosnick, Trustee. The Chairman noted the following items:
 1. Two reports from the Connecticut Materials Testing Lab, Inc.: AP 1r2, dated 11/03/2015, and AP 2r2, dated 11/04/2015.
 2. E-mail from Hal Rosnick dated April 14, 2016 to Margaret Anania with attached letter dated April 12, 2016 from Harold Rosnick to Easton Planning & Zoning Commission and its attachments: E-mail From Connecticut Materials Testing Lab, Inc. dated April 3, 2016 enclosing Asphalt Plant Inspection Reports and
 3. Document submitted by Edward Nagy, P.E., 5/23/16 consisting of 4 pages from State of Connecticut, Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 816, dated 2004, pages 633-634 and pages 638-639, and two reports from the Connecticut Materials Testing Lab, Inc.: AP 1r4, dated 1/03/2015, and AP 2r4, dated 11/04/2015 and letter dated September 21, 2015 from Leighton Davis, Materials Operations Supervisor, O&G INDUSTRIES INC.

Since Edward Nagy, P.E., was not present this item will be addressed later in the meeting.

PLANNING

1. Zoning Regulations Update – Review second draft of the Easton Zoning Regulations prepared by outside consultant; Glenn Chalder in attendance. The Commission reviewed and commented on revisions to the second draft Zoning Regulations. Glenn Chalder will provide the Commission with a red line version showing the proposed changes to the second draft and a black line version to be posted on the Town web-site; the informational meeting is scheduled to be held June 27, 2016 at the Helen Keller Middle School Cafetorium, 360 Sport Hill Road, at 7:00PM.

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ADMINISTRATIVE AND OTHER MATTERS (continued)

3. Adirondack Estates, Adirondack Trail – Request by Attorney Harold Rosnick (continued)
Edward Nagy, P.E. was present. The Commission discussed the items submitted by both Harold Rosnick and Edward Nagy, P.E. It was determined by consensus that additional testing should be conducted to determine whether site and roadway construction complies with State of Connecticut of CT DOT Form 816. Attorney Harold Rosnick stated that he will pay for the additional tests performed if the tests indicate that the materials do not meet the State of CT Form 816 standards; Mr. Roanick requested that the Lab is NETTCP Plant and Field Certified, and that O&G Industries be present at the time of sampling, as per O&G's e-mail dated March 14, 2016 to Hal Rosnick from Leighton Davis, O&G Industries, Materials Operations. Attorney Harold Rosnick will forward a letter of understanding to Chairman Robert Maquat with copy to Edward Nagy, P.E. and the Planning and Zoning Commission.
4. Correspondence: The Land Use Director stated that he had recently received a revised Base Map from Mark Hoover of the Metrocog which Mr. Hayes briefly displayed for the Commission; Mr. Hayes stated the map needs to be further revised.

Commissioner Raymond Martin stated he had met with the neighbors and spoken with the Police Chief regarding the proposed lot on Freeborn Road and the ongoing issues in that neighborhood. Mr. Martin received a copy of the Ordinance from the Town of Weston regarding off-leash dogs from the Police Department. Discussion was held regarding Easton adopting a similar Ordinance. It was suggested that the Commission reach out to the Aspetuck Land Trust regarding the off-leash dogs on the ASL property in Easton.

PLANNING (continued)

2. Town-owned property at 18-22 South Park Avenue (29.6 acres). Referral from Board of Selectmen for possible age-restricted residential use. - John Hayes, Land Use Director, briefly discussed another overlay map he created regarding a feasibility analysis he was preparing on the town-owned property at 18-22 South Park Avenue; a final report is forthcoming.

ADMINISTRATIVE AND OTHER MATTERS (continued)

1. Minutes of Meeting: May 2, 2016 – Motion was made by Steve Carlson and Wallace Williams to accept the minutes as filed. The vote was unanimous, 5-0, motion carried. Ross Ogden was voting for Robert DeVellis and Raymond Martin was voting for Milan Spisek.

At approximately 10:00pm, 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