

MINUTES OF REGULAR MEETING JULY 25, 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 7:32pm.

Regular Members present: Robert Maquat, Robert DeVellis, Steve Carlson and Wallace Williams (arrived at 7:37pm)

Regular Member absent: Milan Spisek

Alternate Members present: Raymond Martin

Alternate Member absent: Ross Ogden and Vincent Caprio

For the record: Raymond Martin was appointed to vote for Milan Spisek

Town Officials Present: Edward Nagy, Town Engineer, Director of Public Works

PUBLIC HEARING:

The Easton Planning and Zoning Commission opened a public hearing continued from Monday, July 11, 2016, in the Conference Room of the Easton Town Hall, 225 Center Road, Easton, on a proposed subdivision, Subdivision Application 16-01, "Subdivision Map Prepared for 17 Adirondack, LLC, Adirondack Trail, Easton, Connecticut", dated February 1, 2016, last revised April 18, 2016, 14.668 acres, 3 proposed lots. The Chairman read the legal notice for the public hearing.

Attorney Harold Rosnick, representing Adirondack Estates, LLC (owner) and Joseph Birarelli (owner) were present at the meeting. Attorney Rosnick discussed an ongoing issue regarding historic divisions of the property and the remaining acreage owned by Joseph Birarelli. Mr. Birarelli has obtained Counsel regarding this issue.

The Chairman noted that Town Counsel was forwarded the documents noted for the record at the Planning and Zoning Commission Meeting of July 11, 2016 for the Subdivision Application 16-01, for 17 Adirondack, LLC, as well as a correspondence from John Hayes dated July 19, 2016, to Robert Maquat, Chairman, Planning and Zoning Commission. Attorney Harold Rosnick was also given a copy of this correspondence.

The Chairman recessed the public hearing until August 8, 2016, 7:30pm at the Conference Room of the Easton Town Hall to allow time for Town Counsel and Counsel for Mr. Birarelli to review the record and provide comments.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

1. Adirondack Estates, Adirondack Trail – Requests by applicant (Harold Rosnick, Trustee):
  - a. Determination that site and roadway construction complies with State of Connecticut of CT DOT Form 816.

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ITEMS CONTINUED FROM PREVIOUS MEETINGS :

1. Adirondack Estates, Adirondack Trail
  - a. (continued)

Present at the meeting was Town Engineer, Edward Nagy, who stated that a determination could not be made until the job mix formulas for the work done are received from the testing lab. Attorney Harold Rosnick agreed to contact the testing lab to obtain the job mix formulas requested by Mr. Nagy. This item will be further discussed at the next meeting of August 8, 2016.
  - b. Determination that the street, Adirondack Trail, and improvements have been constructed and completed according to the Town's road ordinances and subdivision regulations with the two noted exceptions and receipt of the as-built for review. The Chairman noted a correspondence received from Bruce Bombero, Sr., Deputy Director and Assistant Town Engineer, dated April 7, 2016, revised 7/26/2016. Attorney Rosnick was given a copy of this correspondence. This item will be further discussed at the next meeting of August 8, 2016.
2. 15-02, Subdivision Plan Prepared for Stefan Abelin and Louis & Dorothy Coccozza, Combined Properties, #40 Far Horizons & #89 Beers Road, Easton, Connecticut - discussion of subdivision performance bond based on estimate prepared by Larry Edwards, P.E., L.S., J. Edwards Associates, LLC (Extended filing deadline for subdivision is August 14, 2016). It was noted that a revised bond estimate had not yet been received from J. Edwards Associates, LLC.
3. Referral from the Board of Selectmen regarding the request from the Easton Board of Education to build a bus depot in the vicinity of Veteran's Field, where the unused tennis courts are. Discussion of request and update on the number of buses to be parked on-site. Present at the meeting was Peggy Sullivan, ER9, Director of Finance and Operations, and Jeffrey Parker, Chairman of the Easton Board of Education. A two page letter was submitted and read by Mr. Parker. Mr. Parker also submitted a letter from Diane F. Taylor, Chairman of the Redding Planning Commission stating "that every public Town-owned site is currently in maximum use with no extra land available."

The Chairman noted that the number of buses had increased from 34 to 48 buses and the number of cars had increased from 46 to 60 cars. The Commission discussed the feasibility of Veteran's Park as it relates to a plan entitled "Preliminary School Bus Parking Layout Prepared for The Town of Easton, Veteran's Field, Easton, Connecticut", dated January 27, 2016 prepared by Ochman Associates, Inc., which depicted parking for 34 buses and 57 vehicles. Discussion was held regarding the possible location of the bus depot on the Morehouse Road property. The Town Engineer, Edward Nagy, will report back to the Commission on the feasibility of locating the bus depot facility somewhere on the Morehouse Road property. Mr. Nagy will also try to find out the cost of using an out-of-town maintenance facility. This item will be further discussed at the next Commission meeting of August 8, 2016.

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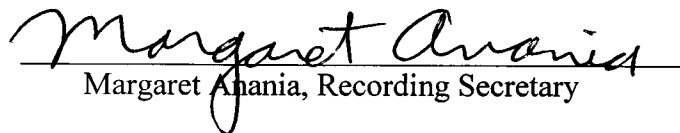
ADMINISTRATIVE AND OTHER MATTERS

4. Correspondence. The Chairman noted a letter which had been received from Bruce Bombero, Sr., Deputy Director of Public Works, to the Planning and Zoning Commission, dated November 12, 2015, Revised 7/21/16, with three pictures attached, regarding the Subdivision for Frank and Kathleen Minardi at 53 Ridgeway, Easton, noting that site work needs to be addressed.

The Chairman noted an e-mail received from Glenn Chalder, outside consultant preparing the Draft Zoning Regulations for the Town of Easton, dated July 22, 2016 in which he organized the comments from the Public meeting and from the Town Attorney and put them into a working document; this was forwarded to the Commission. The update of the Easton Zoning Regulations will be discussed at the next Meeting August 8, 2016. The Chairman also noted that several e-mails had been sent to the Commission from Tim Brady, President, Fairfield County Farm Bureau and Jean Stetz-Puchalski, Chair, Easton Agricultural Commission, suggesting possible revisions regarding agriculture to the Draft Zoning Regulations; the P&Z Secretary will forward this information again to Commissioners. The Commission will give Glenn Chalder comments at the next meeting.

1. Meeting Minutes: July 11, 2016  
Motion was made by Steve Carlson, seconded by Robert DeVellis, to accept the Minutes for July 11, 2016 as filed. The vote was unanimous, 5-0, motion carried.

At approximately 9:30pm, 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