

MINUTES OF REGULAR MEETING AUGUST 8, 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 7:12pm.

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

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

ADMINISTRATIVE AND OTHER MATTERS:

3. Aspetuck Land Trust Properties – Receipt of updated parking plans for Jump Hill and Freeborn Road. Present at the meeting were several neighbors of Elm Drive, Norton and Freeborn Road. The Commission reviewed the submitted plans for Jump Hill and Freeborn Road and determined by consensus that this should improve parking issues that have arisen in the neighborhoods.

It was noted by the neighbors, that the placement of “no parking” signs on Elm Drive and the signs redirecting parking in regards to usage of the ALT property, have eliminated many of the problems encountered previously; suggestion was made to place “no parking” signs on Freeborn Road. Commissioner Raymond Martin noted that the police should monitor this as it relates to a safety and traffic standpoint.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

3. 15-02, Subdivision Plan Prepared for Stefan Abelin and Louis & Dorothy Cocozza, Combined Properties, #40 Far Horizons & #89 Beers Road, Easton, Connecticut -
 - a. Discussion of and establishment of subdivision performance bond based on **revised** estimate prepared by Larry Edwards, P.E., L.S. , J. Edwards Associates, LLC. It was noted that Public Works had not yet rendered a report on the revised estimate; no action taken.
 - b. Discussion of amount set for fee-in-lieu-of open space. No action taken.
 - c. Request for final 90 day period to file approved subdivision plans. The Chairman noted receipt of the letter dated July 26, 2016 addressed to the Town of Easton Planning and Zoning Commission from Robert J. Nicola, Esq., Owns, Schine & Nicola, P.C. Motion was made by Robert Maquat, Chairman, seconded by Steve Carlson, to grant the final 90 day extension of time to post the required bonds, for fee-in-lieu-of open and subdivision, and file the required documents. The vote was unanimous, 5-0, motion carried.

MINUTES OF REGULAR MEETING AUGUST 8, 2016
PLANNING AND ZONING COMMISSION

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

1. Continued review of proposed updated Draft Zoning Regulations. Present at the meeting was Outside Consultant, Glenn Chalder, who had submitted a memo dated July 22, 2016 to the Easton Planning and Zoning Commission with attached tables that incorporated the comments from the Town Attorney and summarized the comments from the public informational meeting in one document. The Commission started to review the comments until Attorney Harold Rosnick arrived at 7:45pm..

PUBLIC HEARING:

The Easton Planning and Zoning Commission opened a public hearing, continued from Monday, July 25, 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 submitted a three page letter dated July 28, 2016 addressed to Ira W. Bloom, Esq., Berchem, Moses & Devlin, P.C. (Town Counsel) from Dominick J. Thomas, Jr., Cohen and Thomas, Attorneys At Law, RE: Subdivision/17 Adirondack Trail, LLC/Birarelli Property; Attorney Rosnick highlighted that letter.

The Chairman noted that Town Counsel has not yet submitted a written opinion.

Attorney Harold Rosnick submitted a written request dated 8/8/16 for extension of the public hearing for 35 days which the Chairman noted for the record. The Commission determined by consensus that the public hearing should be continued and agreed to the extension.

The Chairman recessed the public hearing until August 22, 2016, 7:30pm at the Conference Room of the Easton Town Hall, to allow time for Town Counsel to review the comments from the Counsel for Mr. Birarelli and provide comments to the Commission.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

2. 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. Present at the meeting was Town Engineer, Edward Nagy, who had previously 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 stated that the job mix formulas had just been received. The P&Z Secretary made copies and distributed them to the Commission and Mr. Nagy. This item will be further discussed at the meeting of August 22, 2016.

MINUTES OF REGULAR MEETING AUGUST 8, 2016
PLANNING AND ZONING COMMISSION

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

2. Adirondack Estates, Adirondack Trail (continued)
 - 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. A correspondence had been received from Bruce Bombero, Sr., Deputy Director and Assistant Town Engineer, dated April 7, 2016, revised 7/26/2016 and 8/1/16. Attorney Rosnick was given a copy of this correspondence. This item will be further discussed at the next meeting of August 22, 2016.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

1. Continued review of proposed updated Draft Zoning Regulations (continued)

The Commission continued to review the organized comments from Glenn Chalder. The Commission determined by consensus that Glenn Chalder should make changes and then the Commission will discuss those changes.

The Chairman also noted that the ZEO had not yet submitted his comments regarding the Draft Regulations. Glenn Chalder requested that he receive those comments from the ZEO and also have a copy of the Ordinance which sets the fees for Land Use Applications; the P&Z Secretary will e-mail the section of the Ordinance that addresses fees. Glenn Chalder will submit a schedule for completion of the draft Regulations, including the hearing date.

3. Referral from the Board of Selectmen regarding the request from the Easton Board of Education to build a bus depot. The Commission had determined at its last meeting to explore the feasibility of an alternate location, at the Town-owned Morehouse Road property. The Commission reviewed three plans submitted by Edward Nagy, Town Engineer, Director of Public Works:
 1. Colored Photo Plan (aerial view) entitled "Proposed Bus Depot, 515 Morehouse Road, Easton, CT, dated August 8, 2016", showing the location of a proposed bus depot facility.
 2. Colored Sketch Map entitled "Proposed Bus Depot, 515 Morehouse Road, Easton, CT, dated August 8, 2016", indicating paved areas, topography and proposed depot facility.
 3. Colored Sketch Map entitled "Proposed Bus Depot, 515 Morehouse Road, Easton, CT, dated August 8, 2016", with labeled areas, showing the proposed depot facility.

The Town Engineer stated that locating the bus depot facility at Morehouse Road would be feasible, however, there would be substantial costs associated with bringing the utilities, water, natural gas, power, and internet lines, to the proposed facility; Mr. Nagy stated he was quoted \$200 a foot through pavement to extend the water (approximately 650 feet from Banks & Morehouse); he stated, if allowed, it would be cheaper to go under the grass instead of the pavement. John Hayes, Land Use Director, suggested locating the service facility north of the play area. Discussion was held regarding splitting the service area from the parking area. Ed Nagy will report back to the Commission with a sketch separating the service facility from the parking. This item will be discussed further at a future meeting.

MINUTES OF REGULAR MEETING AUGUST 8, 2016
PLANNING AND ZONING COMMISSION

ADMINISTRATIVE AND OTHER MATTERS

4. Correspondence: The Land Use Director noted that the Commission had received a referral, dated August 4, 2016, from MetroCOG advising the Town of Easton that the MetroCOG staff was participating in the Water Utility Coordinating Committee (WUCC) for the Western Connecticut Region; the purpose of this committee is to coordinate long-range water supply planning by addressing water quality and quantity issues through area-wide perspectives. Mr. Hayes advised the Commission that the MetroCOG was reaching out to its member municipalities to obtain information on local water related issues. The questions are outlined in a survey which was attached to the referral. Mr. Hayes reviewed the survey with the Commission and by consensus was authorized by the Commission to submit the survey to MetroCOG.

1. Meeting Minutes: July 25, 2016

Motion was made by Wallace Williams, seconded by Steve Carlson, to accept the Minutes for July 25, 2016 as filed. The vote was unanimous, 5-0, motion carried.

At approximately 10:15pm, 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