

MINUTES OF REGULAR MEETING AUGUST 22, 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 7:20pm.

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

Regular Member absent: Milan Spisek

Alternate Members present: Ross Ogden

Alternate Member absent: Raymond Martin and Vincent Caprio

For the record: Ross Ogden was appointed to vote for Milan Spisek

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 Road and Freeborn Road. At the previous meeting the Commission had reviewed the submitted plans for Jump Hill and Freeborn Road and determined by consensus that these plans should improve parking issues that have arisen in the neighborhoods. The Chairman noted a three page e-mail dated August 22, 2016 from Jonathan Kornblatt, an Elm Drive Resident. Jonathan Kornblatt was present at the meeting and highlighted some of the items in his e-mail. It was noted by the Land Use Director, John Hayes, that the parking area could be possibly set back farther from the road and if it remained in the proposed location, would need some additional screening.

Discussion was held whether the parking plan for Freeborn Road should be considered until the Jump Hill Road parking area was completed. Present at the meeting were both Janie and Rick Muir of Elm Drive who expressed their expectations that both the Jump Hill Road and Wells Hill Road parking areas were to be completed before the Freeborn Road parking area and that signs would be placed directing people to the other parking areas. It was also noted that at other parking areas, such as Wells Hill, logs had been placed around the parking area to prevent people from expanding the defined parking area. It was also noted by Mr. Muir that it was expected that the entrance on Elm Drive would be eliminated.

John Hayes, Land Use Director, will send a letter to David Brant of the Aspetuck Land Trust reminding him of the Commission's and the neighbor's expectations as well as requesting a timeline for the Jump Hill Road parking area and the Freeborn Road parking area.

4. Correspondence: The Chairman noted an e-mail received from Lisa, Mrs. Minardi's daughter, August 17, 2016 regarding the outstanding items for the Minardi Subdivision on Ridgeway. The Chairman noted that the Town Engineer and/or his Assistant would be meeting with the landscaper at the site August 23, 2016 to show him exactly where the top soil must be added and new grass seed planted

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ADMINISTRATIVE AND OTHER MATTERS:

4. Correspondence (continued):

The Chairman, Robert Maquat, made a motion to add to the agenda the discussion of a letter from Pasquale Feola, 664 Sport Hill Road, dated August 19, 2016. It was seconded by Steve Carlson. The vote was unanimous, 5-0, motion carried.

After review of the request by Mr. Feola, motion was made by Robert Maquat, seconded by Steve Carlson, to release the cash performance bond posted by Paquale Feola, 664 Sport Hill Road, in the amount of \$20,000, plus interest, subject to receiving a report from the Building Inspector, Tony Ballaro, affirming that the second residence had been removed and the property had been satisfactorily restored. The vote was unanimous, 5-0, motion carried.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

4. 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 previous meeting to that it would explore the feasibility of an alternate location for the service building at the Town-owned Morehouse Road property. The Commission reviewed an updated plan prepared by Bruce Bombero, P.E, Assistant Director of Public Works which showed an alternate location north of the play area for the service facility. It was agreed that the Commission would like to speak with Ed Nagy regarding the costs associated with the proposed bus depot. John Hayes, Land Use Director, noted that Vets' Field had been found to be inadequate for the revised number of buses and vehicles reported to be required. In addition, the Land Use Director stated three items should be addressed:

1. The necessity for additional solar arrays – Contact Chair of Clean Energy Task Force.
2. Access to outside instruction area for the school. – Contact the School Administration.
3. Long-range plan by Parks and Recreation Commission – Contact the current Chair.

This item will be discussed further at a future meeting.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

3. 15-02, Subdivision Plan Prepared for Stefan Abelin and Louis & Dorothy Coccozza, Combined Properties, #40 Far Horizons & #89 Beers Road, Easton, Connecticut -
- b. Discussion of amount set for fee-in-lieu-of open space. The Chairman stated that on July 11, 2016 the Commission had found that the pre-construction appraised value of the property of the four lots to be developed in the amount of \$650,000, would be acceptable and therefore set the fee-in-lieu of open space at \$65,000 (10% of the appraisal value).

The Commission had received an updated appraisal from Fred Palmieri, Jr. CREA, NAREA accompanied by a letter from Robert J. Nicola, Esq., Owens, Schine & Nicola, P.C., dated July 18, 2016. After a brief review of the updated appraisal by the Commission, motion was made by Robert Maquat, seconded by Robert DeVellis, to accept the new appraisal value of \$475,000.

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ITEMS CONTINUED FROM PREVIOUS MEETINGS :

3. 15-02, Subdivision Plan Prepared for Stefan Abelin and Louis & Dorothy Coccozza, Combined Properties, #40 Far Horizons & #89 Beers Road, Easton, Connecticut -

b. (continued)

After a brief discussion, the motion was amended by Robert Maquat seconded by Robert DeVellis to include the following language, that the Commission acknowledges the changes made to the updated appraisal of the same date, April 25, 2016, on Page 3, 5 e and Page 7 d ,and determines that the updated appraisal value is a fair value and votes to modify and approve the amount of the appraisal value to \$475,000. Therefore the fee-in-lieu-of open space will be \$47,500 to be payable to the Town of Easton and to be paid in four equal installments of \$11,875, each installment due at the sale of one of the four new lots (Lots 2, 3, 4 and 5). The vote was unanimous, 5-0, motion carried.

- 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. The Chairman noted a letter and Subdivision bond estimate from the Deputy Director of Public Works, Bruce E. Bombero, Sr., P.E., L.S., dated August 22, 2016. Motion was made by Robert Maquat, seconded by Wallace Williams, to set the Subdivision bond for 40 Far Horizons and 89 Beers Road, in the amount of \$421,500 for a period of 5 years, per the August 22, 2016 letter from the Deputy Director of Public Works. The vote was unanimous, 5-0, motion carried.

PUBLIC HEARING (continued from August 8, 2016):

The Commission re-opened the public hearing, continued from Monday, August 8, 2016, in the Conference Room of the Easton Town Hall, on 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. Professional Engineer and Licensed Land Surveyor, Mark Ochman, was present to represent 17 Adirondack, LLC. The Chairman noted that Town Counsel has not yet submitted a written opinion. The Chairman noted a letter dated July 19, 2016 from John Hayes, Land Use Director with several attachments. The Commission discussed several options for action.

The Chairman noted that Attorney Harold Rosnick, representing the applicant, had previously submitted a letter requesting an extension of the public hearing for 35 days which had been noted for the record at the last meeting. The Commission determined by consensus that the public hearing should be continued to the next meeting of September 12, 2016. The Chairman recessed the public hearing until September 12, 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 a written opinion to the Commission.

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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, CT DOT Form 816. Attorney Harold Rosnick and Town Engineer, Edward Nagy, were not present. This item will be further discussed at the meeting of September 12<sup>th</sup>.
  - 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 map for review. A correspondence had been received from Bruce Bombero, Sr., Deputy Director and Assistant Town Engineer, dated April 7, 2016, revised 7/25/16 and 8/22/16. Mark Ochman was given a copy of this correspondence. This item will be further discussed at the next meeting of September 12, 2016.

PLANNING : Town Plan of Conservation and Development 2016: Three items had been distributed to the Commission:

1. A memo dated August 8, 2016 regarding a summary of responses received from town officials and civic organizations in respect to policies for The Town Plan of Conservation and Development 2006. as discussed at Commission meetings from February 2016 through June 2016.
2. Draft of PROPOSED MAJOR POLICY INITIATIVES & UPDATES dated 8/8/16, 3 pages.
3. A memo dated August 18, 2016 from John Hayes, Planning Consultant, regarding Town of Easton Open Space Plan, proposed draft prepared by Conservation Commission 2016.

A discussion was held regarding the six Village Centers and whether the Commission should narrow the listed areas for planning to just one or two areas which are in need of planning, The P&Z Secretary was requested to send to Commission members a complete copy of Section 8-2J of the State of Connecticut General Statutes.

The Commission also discussed the draft of the TOWN OF EASTON OPEN SPACE PLAN prepared by the CONSERVATION COMMISSION 2016 and determined by consensus that it should be included as part of the update of the TOWN PLAN OF CONSERVATION AND DEVELOPMENT.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

1. Continued review of proposed updated Draft Zoning Regulations - The Chairman stated he had met with the Zoning Enforcement Officer regarding his comments on the draft Zoning Regulations and had made some progress but would need to meet with him again.

ADMINISTRATIVE AND OTHER MATTERS

1. Meeting Minutes: August 8, 2016  
Motion was made by Steve Carlson, seconded by Wallace Williams, to accept the Minutes for July 25, 2016 as filed. The vote was unanimous, 5-0, motion carried.

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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