

MINUTES OF REGULAR MEETING OCTOBER 24, 2016  
EASTON 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 7:10pm.

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

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

ADMINISTRATIVE AND OTHER MATTERS:

3. Request to extend Conditional Permit Z-14-4844 for Katherine and Ralph Kuhn, 24 Mills Lane. The Chairman noted an e-mail from Katherine Kuhn dated October 19, 2016 to the Recording Secretary requesting to extend her Permit for a period of six months. The Commission also reviewed the current status of the project as last noted in Ms. Kuhn's e-mail dated August 3, 2016.

On motion by Robert Maquat, seconded by Robert DeVellis, the Commission unanimously voted to grant the request for a six month extension to complete the construction of a new dwelling and the demolition of the existing dwelling at 24 Mills Lane, subject to the further submission of a progress report in 3 months to assure progress is being made. The final extended deadline to complete the project is now May 7, 2017.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

1. Discussion of and possible decision on Subdivision Application 16-01, "Subdivision Map Prepared for 17 Adirondack, LLC, Adirondack Trail, Easton, Connecticut", dated February 1, 2016, last revised June 8, 2016, 14.668 acres, 3 proposed lots. (The public hearing was closed September 12, 2016.)

John Hayes, Land Use Director, spoke briefly regarding the application.

Chairman Robert Maquat made the following motion to modify and the approve the Subdivision Application 16-01, "Subdivision Map Prepared for 17 Adirondack, LLC, Adirondack Trail, Easton, Connecticut", dated February 1, 2016", last revised June 8, 2016 subject to the following conditions:

1. E-mail from James Wright, Water Supply Officer for the Easton Fire Department, requesting a fire hydrant be installed within 1500 feet of the dwelling site for fire protection.

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ITEMS CONTINUED FROM PREVIOUS MEETINGS :

1. Subdivision Application 16-01 (continued)
2. Letter from Mark Ochman, P.E., to Easton Planning and Zoning Commission regarding the proposed street tree plantings along the common accessway, Parcel "B-Rev.", "to be twenty 3" caliper Sugar Maples." The Commission also requires that a proposed Planting Plan for the Common Accessway be submitted and that it be acceptable to the Land Use Director.
3. Comply with the requirements of the letter to Planning and Zoning Commission, dated June 13, 2016 from Bruce E. Bombero, Sr., P.E. L.S., Deputy Director of Public Works, Assistant Town Engineer except for Item 3. under Subdivision Map.
4. Letter to Planning and Zoning Commission dated June 13, 2016 from Polly Edwards, Easton Health Officer, noting the three lots proposed, A, B and 4(Rev.) will be served by public water and onsite sewage disposal with suitable areas for both primary and reserve septic systems.
5. Comply with suggestions and requirements of Report from Easton Police Officer Donald Kinahan to Chief Shaw dated June 7, 2016 Re: Subdivision at 17 Adirondack Trail.
6. Add a note to the Subdivision Map which references a memorandum to the Easton Planning and Zoning Commission Re: Adirondack Subdivision dated August 26, 2016 from the Office of the Town Attorney, specifically reciting the language in the last paragraph which states: "nothing in the approval shall be deemed to be an approval or an acknowledgement of the legality or validity of ANY of the lots or historic divisions of land on the balance of the Birarelli property."
7. Memo to Planning and Zoning Commission from the Easton Conservation Commission, Dori Wollen, Chair, dated June 9, 2016 regarding Application 16-01, recommending "that instead of a land-locked easement and/or open space, the Planning and Zoning Commission request fee-in-lieu-of regarding the above-noted subdivision application."
8. The applicant must provide a perpetual easement and enforceable maintenance covenant in accordance with Section 5.15.1 J. of the Easton Subdivision Regulations and incorporate the standard text which is provided. The Commission requires that this easement and covenant be a separate document rather than just a note on the map in order to provide a clear understanding and deed reference that the owners have to act in concert.

The motion was seconded by Raymond Martin. The Commission discussed in length the Memo it received from the Town Attorney dated August 26, 2016.

Chairman Maquat modified his motion, seconded by Raymond Martin, to include the following additional condition:

9. Add a note to the Subdivision Map which states that compliance shall be made with Inland Wetland Application Permit #16-507 from the Conservation Commission of the Town of Easton acting as the Inland Wetlands and Watercourses Agency for the Town of Easton, Dori Wollen, Chair, dated June 16, 2016.

The vote was 3 in favor and 2 opposed; motion as amended adopted.

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ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes for October 17, 2016 will be addressed at the next regularly scheduled meeting, November 14, 2016 along with the minutes of the current meeting.
2. No ZEO Report.
4. Correspondence: The Chairman discussed the following items under Correspondence.
  - a. The receipt of a check for Saddle Ridge in the amount of \$11,658.00.
  - b. RFQ's have gone out to three engineering firms regarding the review of Saddle Ridge.
  - c. A letter was sent to the Board of Selectmen, dated October 19, 2016, regarding the referral for a proposed bus depot – The Chairman noted that he attended the last Board of Selectmen's Meeting and also noted that Ed Nagy attended and gave a presentation.

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. No action was taken
  - 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. No action was taken.

PLANNING :

- c) Town Open Space Plan, 2016, adopted by Easton Conservation Commission September 13, 2016. The Chairman noted the receipt of the Town Open Space Plan adopted by the Conservation Commission on September 13, 2016. (A draft was previously reviewed by the Commission and the final dated September 13, 2016 was e-mailed to the Commission). The Commission discussed the integration of this Open Space Plan within the Town Plan of Conservation and Development 2016.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

3. Continued review of update of proposed Draft Zoning Regulations – Final comments to be submitted to Glenn Chalder. Commissioner Steve Carlson discussed with the Commission the possibility of adding a new draft regulation concerning "Target Shooting".

PLANNING : Town Plan of Conservation and Development 2016

The Land Use Director, John Hayes, gave a brief update on the progress of the Town Plan and the GIS Mapping. Mr. Hayes noted had received a Service Quote from the Connecticut Metropolitan Council of Governments (MetroCOG) dated 10/19/2016. The Service Quote stated the work performed in the amount of \$2,511.36 and the amount of work to be performed in the amount of \$2,511.36 for a total of \$5,022.72. Mr. Hayes asked for the Commission's concurrence with the Service Quote and stated that the work by Mark Hoover was of a quality that was worthwhile. The Commission determined by consensus to authorize the Service Quote, to be paid out of the account budgeted for the Town Plan.

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PLANNING : Town Plan of Conservation and Development 2016 (continued)

Mr. Hayes showed the Commission an updated map of the proposed location of trails including off-road bike trails. Mr. Hayes discussed the two types of off-road construction of trails.

1. Wide shoulder with painted strip
2. Off road – off the pavement with the challenge of topography and slope.

The Commission determined that Mr. Hayes should focus on the trails connecting the Schools, Fields, Library and Village Store and Silvermans.

Mr. Hayes also presented a map to the Commission which showed existing farms and discussed their preservation and how they could be treated as designated open space.

Mr. Hayes stated he was currently working on draft sections of text for the Town Plan.

Discussion was held by the Commission of pushing the public hearings for the draft Regulations off to the next year.

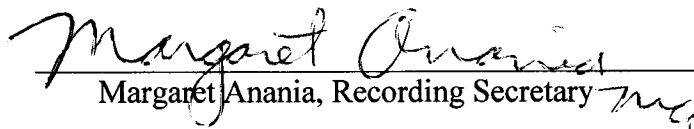
Mr. Hayes also discussed with the Commission adding a provision to the Town Plan regarding Conservation Residential Subdivisions which would allow for the modified cluster of density on a property to conserve the watershed.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

3. Continued review of update of proposed Draft Zoning Regulations

The Commission determined by consensus to hold a Special Meeting on Monday, November 7, 2016, at 7:00PM, in the Conference Room of the Easton Town Hall, 225 Center Road, Easton, CT, to continue to review the proposed update of the Draft Zoning Regulations.

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