

MINUTES OF REGULAR MEETING NOVEMBER 28, 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 7:00pm.

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

Regular Member absent: Milan Spisek and Steve Carlson

Alternate Members present: Ross Ogden, Vincent Caprio and Raymond Martin

For the record: Raymond Martin was appointed to vote for Milan Spisek and Ross Ogden was appointed to vote for Steve Carlson

PUBLIC HEARING: 7:00PM

At approximately 7:00PM Chairman Robert Maquat opened the following public hearing and stated that the following two applications would be run concurrently:

Resubdivision Application, 16-02, Resubdivision Map prepared for 275 Silver Hill Road, LLC, for property located at 275 and 285 Silver Hill Road Easton, CT.

Scenic Road Alteration Application, SR-16-01, proposing a driveway entrance, removal of a portion of stonewall and sightline clearance in the vicinity of the frontage of the proposed lots at 275 and 285 Silver Hill Road.

Mark Ochman, P.E., Ochman Associates, Inc. presented the application and discussed the map entitled "Silver Hill Estates" Resubdivision Map Prepared For 275 Silver Hill Road, LLC, 275 & 285 Silver Hill Road, Easton, CT., June 2, 2016", revised 11/20/16 which included a note "Existing Cottage To Become a Non-resident Accessory Structure". Mr. Ochman submitted three copies of this revised map. Mr. Ochman also stated that he had made a change to the map regarding the proposed dry hydrant easement to be conveyed to the Town of Easton at the request of the Town Engineer.

Discussion was held regarding the conversion of the cottage to a non-residential accessory structure. John Kimball, representative of 275 Silver Hill Road LLC, stated that he would be agreeable to comply with whatever condition of approval the Commission may require regarding the cottage.

The Chairman noted the following items for the record:

1. Set of six maps submitted for "Silver Hill Estates", Prepared for 275 Silver Hill Road, LLC, #275 & #285 Silver Hill Road, Easton, CT., dated June 2, 2016, last revised 11/20/16, prepared by Ochman Associates, Inc:

Sheet Number 1	Resubdivision Plan
Sheet Number 2	Existing Conditions Map
Sheet Number 3	Site Development Plan
Sheet Number 4	Soil Erosion & Sediment Control Plan
Sheet Number 5	Landscaping Plan

MINUTES OF REGULAR MEETING NOVEMBER 28, 2016
EASTON PLANNING AND ZONING COMMISSION

PUBLIC HEARING, "Silver Hill Estates" (continued):

The Chairman noted the following items for the record:

1. Set of six maps (continued)
Sheet Number 6 Civil & Soil Erosion & Sediment Control Details
2. Memo to P&Z from Chief Shaw dated 11/18/2016 Re: Re-subdivision Application 16-02.
3. Memo to Planning and Zoning Commission of the Town of Easton, Robert Maquat, Chairman, from Dori Wollen dated 11/16/16 with attachments:
 - a. Memo dated November 16, 2016 to Rob Maquat, Planning & Zoning Commission from Dori Wollen, Chair, Conservation Commission Re: Silver Hill Estates – 275/285 Silver Hill Road – two lot subdivision.
 - b. Letter dated October 26, 2016 to 275 Silver Hill Road, LLC, Attn: John Kimball Re: 275/285 Silver Hill Road subdivision – Determination of Wetland Impact.

The Chairman explained fee-in-lieu of Open Space.

Wallace Williams asked Mr. Kimball if he would put a notice on the Easton Land Records that the cottage would not be used as a residence; it was also noted that the map would include a note and that the map would be filed in the Easton Land Records.

John Hayes, Land Use Director questioned the amount of stonewall to be removed for the proposed driveway; it was noted at 22 feet.

John Hayes questioned the proposed planting on the Scenic Road; it was noted that Sheet 5 showed the existing planting and that none was proposed.

The Chairman noted that responses have not been received from several departments, agencies and consultants.

The Chairman recessed the public hearing to the next regularly scheduled meeting on December 12, 2016 at 7:00PM at the same place, Helen Keller Middle School Cafetorium.

Note: Commissioner Robert DeVellis arrived during the discussion of the above public hearing.

ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes for November 7, 2016 Planning and Zoning Commission Special Meeting and November 14, 2016 Planning and Zoning Commission Regular Meeting:
November 7, 2016 Minutes – Motion was made by Wallace Williams, seconded by Robert DeVellis, to approve the minutes for November 7, 2016 as filed. The vote was 5-0, motion carried.
November 14, 2016 Minutes – Motion was made by Wallace Williams, seconded by Robert DeVellis to approve the minutes for November 14, 2016 as filed. The vote was 5-0, motion carried.
3. Correspondence: The Chairman noted an article submitted by John Hayes regarding Winemaking in another Town.

MINUTES OF REGULAR MEETING NOVEMBER 28, 2016
EASTON PLANNING AND ZONING COMMISSION

Public Hearing:7:30PM

At approximately 7:30pm Chairman Robert Maquat opened the public hearing on the application, by Saddle Ridge Developers, LLC, the proposed Developer and applicant, on behalf of Silver Sport Associates, Owner, pursuant to Conn. General Statutes Sec. 8-30g, and 8-2 to construct a 48-lot community with 30% of the homes set aside as affordable pursuant to the above statutes on their property of approximately 124 acres bounded by Sport Hill Road, Silver Hill Road, Cedar Hill Road and Westport Road, including 897 Sport Hill Road (Map 3773-B/Lot 15-1), 48 Cedar Hill Road (Map 3774-B/Lot 27D), and Maps 3774-B-3773B/Block 7.

The application proposes to:

- (1) Amend the Town of Easton Zoning Regulations (Article 3) to create a new zoning district, titled "Planned Housing Opportunity District" (HOD)
- (2) Amend the Town of Easton Zoning Map to designate the applicants' property, as described above, as a HOD District;
- (3) Amend the Town of Easton Subdivision Regulations as follows:
 - a) Section 10.11, to exempt a HOD District from certain open space requirements;
 - b) Section IV C (5), to require dead end streets to provide a minimum of two (2) and maximum of sixteen (16) building lots in a HOD provided that subsections (A) and (b)(i) of this Section are satisfied.
- (4) Approve a subdivision application, "Easton Crossing", for the applicant's property as described above, creating approximately 124 acres into 48 building lots, one separate parcel, four roads and several open space parcels;
- (5) Approve applications authorizing the creation of 9 (9) affordable homes of the 30 total homes and 11 (11) duplex style affordable apartments to be incorporated within 18 (18) duplex buildings is planned for the proposed subdivision, pursuant to standards of General Statutes Section 8-30g. and Section 8-2.
- (6) Approve a site plan for construction of a HOD project on the applicants' property, as referenced above.

Attorney Matthew Ranelli, of Shipman & Goodwin presented the application and stated that the plan was essentially the same plan that they had submitted in 2014. Mr. Ranelli highlighted some of the items submitted in the "Petition For Text Amendment, Map Text Amendment, Subdivision Approval, and Site Plan Approval of Saddle Ridge Developers For Property Located at Sport Hill Road, Silver Hill Road, Cedar Hill Road, and Westport Road (Route 136), September 22, 2016".

Ted Hart, P.E., of Milone & MacBroom discussed two colored plans:

1. Plan depicting the project consisting of 48 lots plus a parcel for the farm.
2. Plan depicting the watershed areas for the Aspetuck, Easton and Saugatuck Reservoirs

Mr. Hart stated that the Soil and Erosion and Storm Management Plans were the same as what was submitted in 2014. He also stated that the impervious areas had been reduced to address concerns over protection of the public drinking water.

MINUTES OF REGULAR MEETING NOVEMBER 28, 2016
EASTON PLANNING AND ZONING COMMISSION

PUBLIC HEARING, SADDLE RIDGE (continued):

Mr. Hart stated that the current plan limited the homes to only 4 bedrooms and that the acreage for each lot was increased to address density.

Attorney Ranelli submitted three items for the record:

1. Two page letter dated November 28, 2016 to Mr. Robert Maquat, Chairman, Planning and Zoning Commission, Town of Easton, from Lori J. Mathieu, Public Health Section Chief, Drinking Water Section. State of Connecticut, Department of Public Health with attachments:
 - a. Two page letter dated September 16, 2014 to Mr. Robert Maquat, Chairman, Planning and Zoning Commission from Eric McPhee, Supervising Environmental Analyst, Source Assessment and Protection Unit, Drinking Water Section, State of Connecticut, DPH.
 - b. Document from Connecticut Department of Public Health entitled "General Construction Best Management Practices for Sites within a Public Drinking Water Supply", Drinking Water Section, July 2014 (two pages).
2. Eight page letter dated November 17, 2014 to Conservation Commission, Town of Easton, Attn: Mr. Roy Gosse, Chairman, Re: Easton Crossing Development Technical Review Final Summary of Findings, Recommendations and Conclusions, GHD File No. 8618269.
3. Two page letter dated October 21, 2016 to Ms. Dori Wollen, Chair, and Commission Members Conservation Commission/Inland Wetlands Agency Re: Petition for Text Amendment, Map Text Amendment, Subdivision Approval, and Site Plan Approval of Saddle Ridge Developers for Property Located at Sport Hill Road, Silver Hill Road, Cedar Hill Road, and Westport Road (Route 136), from Matthew Ranelli, Esquire, Shipman & Goodwin, LLP.

Attorney Ranelli requested that the Chairman include the entire prior record for the 2014 application into the current record. Chairman Maquat stated that Attorney Ranelli should resubmit anything from the 2014 application he wanted to be included in the current record.

The Chairman noted the following items for the record:

1. Package of maps (27 pages including the title page) entitled EASTON CROSSING Sport Hill Road, Silver Hill Road, Cedar Hill Road & Westport Road, Easton, Connecticut", dated Aug. 4, 2014, Oct. 30, 2014, Rev., Sept. 8, 2016, Prepare by Milone & MacBroom.
2. Two Maps entitled "Property Survey, Prepared For: Carlson Construction, Sport Hill Road, Silver Hill Road, Cedar Hill Road & Westport Road, Easton, Connecticut", dated April 25, 2008, Revised 2/5/09, Prepared by Milone & MacBroom.
3. Two page letter dated November 28, 2016 to Mr. Robert Maquat, Chairman, Planning and Zoning Commission, Town of Easton, from Lori J. Mathieu, Public Health Section Chief, Drinking Water Section. State of Connecticut, Department of Public Health with attachments:
 - a. Two page letter dated September 16, 2014 to Mr. Robert Maquat, Chairman, Planning and Zoning Commission from Eric McPhee, Supervising Environmental Analyst, Source Assessment and Protection Unit, Drinking Water Section, State of Connecticut, DPH.

MINUTES OF REGULAR MEETING NOVEMBER 28, 2016
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PUBLIC HEARING, SADDLE RIDGE (continued):

3. Two page letter dated November 28, 2016 (attachments to letter continued
 - b. Document from Connecticut Department of Public Health entitled "General Construction Best Management Practices for Sites within a Public Drinking Water Supply", Drinking Water Section, July 2014 (two pages).
4. Eight page letter dated November 17, 2014 to Conservation Commission, Town of Easton, Attn: Mr. Roy Gosse, Chairman, Re: Easton Crossing Development Technical Review Final Summary of Findings, Recommendations and Conclusions, GHD File No. 8618269.
5. Two page letter dated October 21, 2016 to Ms. Dori Wollen, Chair, and Commission Members Conservation Commission/Inland Wetlands Agency Re: Petition for Text Amendment, Map Text Amendment, Subdivision Approval, and Site Plan Approval of Saddle Ridge Developers for Property Located at Sport Hill Road, Silver Hill Road, Cedar Hill Road, and Westport Road (Route 136), from Matthew Ranelli, Esquire, Shipman & Goodwin, LLP.
6. E-mail dated November 28, 2016 from Sandy Bouton, 735 Stepney Road, Easton, CT 06612 to Margaret Anania; Kiersten Ring, Subject: Proposed Easton Crossing Development.
7. E-mail dated November 27, 2016 from Sarah Donovan, 103 N. Park Ave., Easton, CT to Margaret Anania, Subject: Saddle Ridge High Density Development Proposal, please get more information.
8. E-mail dated November 27, 2016 from Joanne Kant, 50 Laurel Dr., to Margaret Anania, Subject: Saddle Ridge.
9. Memo to Rob Maquat, Chair, Planning and Zoning Commission from Dori Wollen, Chair, Conservation Commission, dated November 18, 2016, SUBJECT: SADDLE RIDGE.
10. Memo dated November 21, 2016 to Easton Planning and Zoning Commission from Easton Health Department, Re: Easton Crossing proposed subdivision, signed by Polly Edwards, R.S., Easton Health Officer and Christopher J. Michos, MD, Director of Health.
11. Memo to P&Z from Chief Shaw dated 11/18/2016 Re: Petition for subdivision approval and site plan for "Easton Crossing".
12. E-mail dated November 17, 2016 from Anthony C. Ballaro, Building Official to Margaret Anania, Subject: Building Drawings for Review regarding "Easton Crossing"
13. Letter to Mr. Robert Maquat, Chairman, Easton Planning and Zoning Commission, dated November 15, 2016 Re: Proposed Amendments to Easton Zoning Regulations to allow for the Higher-Density Housing Development known as "Easton Crossing" at Sport Hill Road, Cedar Hill Road and Westport Road, Easton, from Brian T. Roach, Program Manager, Environmental Protection, Aquarion Water Company.
14. Memorandum to Robert Maquat, Chairman, Subject: Consulting Engineer Qualifications (Preliminary Analysis- For your Review) dated November 11, 2016 from John Hayes, Planning Consultant, City, Town & Regional Planning, and Land Use Director.
15. Memorandum from Brian Roach dated October 31, 2016 to Phillip Doremus, Subject: Saddle Ridge proposal October 2016.
16. E-mail from Erin Fitzgerald, Legal Secretary, Shipman & Goodwin, dated November 9, 2016, Subject: Saddle Ridge/Easton: Mailing of Notice of Public Hearing Mailing to Abutters with attachments (38 pages in total).

MINUTES OF REGULAR MEETING NOVEMBER 28, 2016
EASTON PLANNING AND ZONING COMMISSION

PUBLIC HEARING, SADDLE RIDGE (continued):

17. E-mail from Bill Sylvia, 36 Silver Hill Road, Easton, CT 06612, dated November 14, 2016 to Margaret Anania Subject [Easton, CT] Saddle Ridge Developers.
18. Letter dated November 4, 2016 to Robert Maquat, Chairman, Easton Planning & Zoning Commission from Robert A. Mulholland, Chairman, Planning and Zoning Commission, Town of Newtown.
19. E-mail from Jon Chew, Western CT COG, dated October 24, 2016 to Margaret Anania, Subject: Referral for project proposed in the Town of Easton, Saddle Ridge Application.
20. Booklet entitled "PETITION FOR TEXT AMENDMENT, MAP TEXT AMENDMENT, SUBDIVISION APPROVAL, AND SITE PLAN APPROVAL OF SADDLE RIDGE DEVELOPERS FOR PROPERTY LOCATED AT SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD, AND WESTPORT ROAD (ROUTE 136)" dated September 22, 2016, consisting of tabs 1 through 15 with CD ROM enclosed.
21. Document entitled "Drainage Narrative", Easton Cross, Sport Hill Road, Silver Hill Road, Cedar Hill Road, And Westport Road, Easton, Connecticut dated September 8, 2016 signed by Edward A. Hart, P.E., Milone & MacBroom consisting of a two page report and 13 pages of attachments.
22. Three page package of plans dated 9/15/16 consisting of:
 1. Plan entitled "Easton Crossing, Duplex, Market & Affordable Elevation".
 2. Plan entitled "Easton Crossing, Duplex, Market & Affordable 1st Floor".
 3. Plan entitled "Easton Crossing, Duplex, Market & Affordable 2nd Floor".
23. Three page package of plans dated 9/23/16 consisting of:
 1. Plan entitled "Easton Crossing, Typical Single Family Market & Affordable Home, Typical Sample Elevation".
 2. Plan entitled "Easton Crossing, Typical Single Family Market & Affordable Home, First Floor.
 3. Plan entitled "Easton Crossing, Typical Single Family Market & Affordable Home, Second Floor.
24. Book entitled "ENGINEERING REPORT EASTON CROSSING SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD, AND WESTPORT ROAD, EASTON, CONNECTICUT", August 4, 2014, prepared by Milone & MacBroom, with two maps in pocket of the book entitled "SITE PLAN-EXISTING CONDITIONS TR-20 WATERSHED MAP EASTON CROSSING SPORT HILL ROAD SILVER HILL ROAD CEDAR HILL ROAD AND WESTPORT ROAD EASTON, CONNECTICUT" and "SITE PLAN-PROPOSED CONDITIONS TR-20 WATERSHED MAP EASTON CROSSING SPORT HILL ROAD SILVER HILL ROAD CEDAR HILL ROAD AND WESTPORT ROAD EASTON, CONNECTICUT".
25. Book entitled ENGINEERING REPORT ADDENDUM, EASTON CROSSING, SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD, AND WESTPORT ROAD, EASTON, CONNECTICUT, dated October 31, 2014, prepared by Milone & MacBroom.

MINUTES OF REGULAR MEETING NOVEMBER 28, 2016
EASTON PLANNING AND ZONING COMMISSION

PUBLIC HEARING, SADDLE RIDGE (continued):

The following people spoke:

1. William J. Kupinse, 5 Stones Throw Road, Director of Citizens for Easton, read a two page letter from the Citizens for Easton, Re: Current Saddle Ridge Developers, LLC Applications before Planning & Zoning Commission & Conservation Commission, which he submitted for the record (item #26).
2. Mark Bisson, 21 Bohus Lane
3. Elaine O'Keefe, 21 Bohus Lane
4. Andy Seanor, 12 Fair Oak Drive

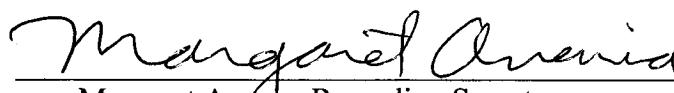
The Chairman noted that responses have not been received from several departments, agencies and consultants.

The Chairman recessed the public hearing to the next regularly scheduled meeting on December 12, 2016 at 7:30PM at the same place, Helen Keller Middle School Cafetorium.

ADMINISTRATIVE AND OTHER MATTERS:

2. ZEO Report - The Chairman had spoken to the Zoning Enforcement Officer (ZEO) and gave a brief oral report on the following items discussed at the previous meeting:
 - a. Boyd, Nancy and Munisteri, Arthur, Co-Trustees, 11 Knapp Street, Easton, Connecticut 06612, request for determination. The Chairman stated he had spoken with the ZEO and stated that the ZEO would be writing a report regarding the pre-existing use of the barn on the property.
 - b. Gerald Lambert, 1007 Sport Hill Road, Easton, CT, regarding the removal of unhealthy trees in the Greenbelt Easement. The Chairman stated that the unhealthy trees which posed a safety hazard would be taken down.
 - c. Complaint from Rajeev Chennatu of 23 Norton Road regarding 33 Norton Road – The Chairman stated that the ZEO has not concluded his investigation of this complaint.

At approximately 8:40pm, motion was made by Raymond Martin, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary