

MINUTES OF REGULAR MEETING DECEMBER 19, 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,
Alternate Members absent: Vincent Caprio and Raymond Martin
For the record: Ross Ogden was appointed to vote for Milan Spisek

ADMINISTRATIVE AND OTHER MATTERS:

2. Request by the Conservation Commission, Dori Wollen, Chair, to install a 3' x 4' sign at 385 Morehouse Road at the entrance driveway, as identified on Map #1716 filed in the Easton Land Records, to identify the Town Open Space and the Easton Animal Shelter. The Planning and Zoning Commission discussed the request for a permanent sign as outlined in the e-mail from Dori Wollen, Chair, dated December 13, 2016 with picture attached.

The Commission determined that the proposed sign dimensions, 3' x 4', are acceptable as Section 5.6.4(e) of the Easton Zoning Regulations allows a municipal sign which conveys essential public information to be of a larger size if approved by the Planning and Zoning Commission. The sign request is consistent with the Special Permit Application, SP-07-04, Easton Animal Control Shelter Approval, granted February 11, 2008 by letter of February 13, 2008 from the Easton Planning and Zoning Commission and Map #1716 filed in the Easton Land Records in conjunction with the special permit depicts the proposed location of the sign.

On motion by Robert Maquat, seconded by Ross Ogden, the Commission unanimously voted to approve the application for a permanent sign. The vote was 4-0, motion carried.

3. ZEO Report – No report received. The Chairman noted the following items:
 - a. 11 Knapp Street, Boy, Nancy, and Munisteri, Arthur Co-Trustees – A memo will be sent to Phillip Doremus, Zoning Enforcement Officer, informing him of the Commission's determination.
 - b. 33 Norton Road, Nathan Brito -- The Chairman will contact the ZEO regarding the issuance of a Zoning Violation to Nathan Brito for processing forest products.
4. Correspondence – The Chairman noted an e-mail from Attorney Harold Rosnick dated December 13, 2016 requesting release of the two outstanding bonds for Silver Hill Road. The Secretary noted that this request had been forwarded to the Town Engineer.

MINUTES OF REGULAR MEETING DECEMBER 19, 2016
EASTON PLANNING AND ZONING COMMISSION

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

1. Adirondack Estates, Adirondack Trail, requests by Harold Rosnick, Trustee:
 - a. Determination that site and roadway construction complies with State of Connecticut of CT DOT Form 816.
 - 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 two noted exceptions and receipt of the as-built for review.

It was noted that nothing else had been submitted regarding the above subdivision. The Chairman reiterated that there was an agreement with Harold Rosnick, Trustee that \$5,000 of the remaining subdivision bond for the Adirondack Estates Subdivision shall be reserved for 5 years to cover any repair of cracks or deficiencies.

ITEMS FOR DISCUSSION/ACTION:

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.

On motion by Robert Maquat, seconded by Wallace Williams, the Planning and Zoning Commission voted to APPROVE the above application for Resubdivision Application, 16-02, subject to the following:

1. Memo dated 12/12/16 to Planning and Zoning from Polly Edwards, R.S., Easton Health Department for the Town of Easton, stating the subdivision meets the CT State Health Code for on-site septic system and on-site well.
2. Letter dated December 12, 2016 to Planning and Zoning Commission from James F. Wright, Water Supply Officer, stating that the fire department finds the dry hydrant on common driveway adequate for fire protection.
3. Memo to Rob Maquat, Planning and Zoning Commission from Dori Wollen, Chair, Conservation Commission, dated 11/16/16, requesting fee-in-lieu of open space.
4. Memo to Planning and Zoning Commission from Dori Wollen, Chair, Conservation Commission acting as an Inland/Wetland Agency, dated October 26, 2016 finding there was no Wetland impact.
5. Memo from Chief Shaw, Easton Police Department, dated 11/18/2016 indicating there is no problem with "line of sight" issues.
6. Requirement of the letter to Planning and Zoning Commission dated December 9, 2016 from Bruce E. Bombero, SR., L.S., P.E., Deputy Director of Public Works, Assistant Town Engineer, Re: Resubdivision - "Silver Hill Estates", 275 & 285 Silver Hill Road.
7. E-mail dated November 30, 2016 from Brian T. Roach, Program Manager, Environmental Protection Aquarion Water Company, indicating their office had no concerns or comments regarding this proposal.

MINUTES OF REGULAR MEETING DECEMBER 19, 2016
EASTON PLANNING AND ZONING COMMISSION

Resubdivision Application, 16-02 (continued):

8. The Commission determined that the Open Space requirement shall be met by payment to the Town of a Fee-in-lieu of Open Space, up to ten percent (10%) of current fair market value of the unsubdivided entire tract, as determined by an independent and mutually agreed upon appraiser (Subdivision Regulations Section X.10).

The Commission finds that the one driveway from Silver Hill Road, a Town-designated Scenic Road, as shown on the plan, will result in a safe entrance and will require no removal or installation of street trees. The Commission recommends approval of the plan for one driveway entrance, as dated November 20, 2016, on the "Site Development Plan", subject to the following conditions:

- a) Limit stone wall removal to the length required to accommodate the driveway for required sightline distance, noted on the public hearing map as 22 linear feet.
- b) The ends of the new stone wall opening shall be finished to match the character of the existing wall so that the stone wall construction will match the character of the existing wall and maintain a continuity of scenic appearance.

After a brief discussion, Robert Maquat amended his motion, seconded by Wallace Williams, to include conditions 9. and 10. regarding the Resubdivision Application 16-02:

- 9. The width of the Dry Hydrant Easement should be widened as reflected in the public hearing map entitled "Silver Hill Estates", Resubdivision Map Prepared For 275 Silver Hill Road, LLC, 275 & 285 Silver Hill Road, Easton, CT., June 2, 2016", last revised 11/20/16, to provide for adequate access by the fire department.
- 10. Requirement that a separate notice be placed in the Easton Land Records stating that the cottage is a non-resident accessory structure in which the kitchen must be removed and shall not be used as a residence.

The vote was unanimous, 4-0, motion carried.

PLANNING MEETING:

- a) Town Plan of Conservation and Development 2016: Report on GIS base and data mapping currently underway; Proposed Town-wide Trails plan with text, for discussion; and Public Facilities and Utilities section of updated Town Plan, for discussion (Town Engineer contribution anticipated). The Chairman noted that there had been discussion about placing bathrooms at the town-owned Morehouse Road property. It was also noted the plan for Morehouse Civic Park showed a proposed location for the bathrooms.

John Hayes, Land Use Director, discussed with the Commission his Phase I Route, as depicted on his Town-wide Trails plan for the Town of Easton. Commissioner Ross Ogden agreed to visit the proposed location with the Land Use Director.

MINUTES OF REGULAR MEETING DECEMBER 19, 2016
EASTON PLANNING AND ZONING COMMISSION

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

2. Commission's review of draft updated Zoning Regulations. Final comments to be forwarded to Glenn Chalder, Planning and Zoning Consultant. The Chairman distributed to the Commission a copy of a two page e-mail dated November 14, 2016 regarding comments made by the Commission on the proposed draft update of the Easton Zoning Regulations. The Commission reviewed the comments on page one and will address the comments on page two at a future meeting.

ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes of Easton Planning and Zoning Commission Meeting 12/12/16
On motion by Wallace Williams, seconded by Robert DeVellis, the Commission approved the Minutes for the Planning and Zoning Commission Meeting of 12/12/16. The vote was unanimous, 4-0, motion carried.

At approximately 9:20pm, motion was made by Robert DeVellis, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 4-0, motion carried.


Margaret Arania, Recording Secretary