

MINUTES OF REGULAR MEETING JANUARY 23, 2017
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
Alternate Members present: Ross Ogden
Alternate Members absent: Raymond Martin
For the record: Ross Ogden was appointed to vote for Milan Spisek

ADMINISTRATIVE AND OTHER MATTERS:

3. Requested Appointment: Rajeev Chennattu, 23 Norton Road regarding Notice of Violation sent to adjacent owner at 33 Norton Road. Rajeev Chennattu of 23 Norton Road submitted several pictures for the record, showing the activity being conducted by his neighbor, Nathan Brito of 33 Norton Road, in the accessway and on Brito's property, which is on a designated Scenic Road. Mr. Chennattu also noted the agreement that was signed by Nathan Brito with the Town of Easton dated August 27, 2012, which allowed use of the accessway once in any 60 day period and said accessway was to be closed off by a fence with a locking gate. Mr. Chennattu stated that the fence and gate were gone and the pictures indicated daily activity in the accessway. Mr. Chennattu submitted a copy of a certified letter dated November 17, 2016 sent to Mr. Brito from Bruce E. Bombero, P.E. L.S., Deputy Director of Public Works, Assistant Town Engineer advising that the driveway had been constructed on the property without a permit. Mr. Chennattu also showed the Commission pictures of the stone wall which had been disturbed and the water runoff which had flowed onto his property as a result of that disturbance. It was noted by the Chairman that a Notice of Violation had been issued by the Zoning Enforcement Officer to Mr. Brito. The Secretary reported that the violation sent via certified mail to Nathan Brito had recently been returned to the Town as unclaimed. The Chairman stated that he would speak with the Zoning Enforcement Officer to determine the next step that will be taken. This item will be discussed at the next regularly scheduled meeting of February 13, 2017.
5. Correspondence:
The Chairman noted that a correspondence had been received from Attorney Harold Rosnick regarding his 17 Adirondack, LLC subdivision. He moved to add 17 Adirondack, LLC, Adirondack Trail to the agenda. The motion was seconded by Robert DeVellis. The vote to add was unanimous, 4-0, motion carried.

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ADMINISTRATIVE AND OTHER MATTERS:

5. Correspondence (continued)

The Chairman read the letter dated January 23, 2017 from Attorney Harold Rosnick to the Easton Planning & Zoning Re: 17 Adirondack, LLC, Adirondack Trail. The Chairman noted the approval timeline that was provided by the Secretary, that the Subdivision had been approved October 24, 2016 with notice published in the Easton Courier October 27, 2017 and that the filing period expires February 9, 2017. On motion by Wallace Williams, seconded by Robert DeVellis, the Commission voted to grant a 90 day extension from the date of February 9, 2017 to file the subdivision and the required documents in the Easton Land Records for the 17 Adirondack, LLC Subdivision. The vote was unanimous, 4-0, motion carried.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

1. Adirondack Estates, Adirondack Trail, Subdivision Application, 05-01, – Requests by applicant (Harold Rosnick, Trustee): (a) 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); (b) receipt of as-built plan for review and (c) reduction of subdivision bond. The Chairman indicated that the Town Engineer, Edward Nagy, would be late to the meeting. It was agreed that this item would be discussed later in the meeting as input was needed from the Town Engineer.
2. 301 Silver Hill Road, Subdivision Application, 02-01 – Request by Harold Rosnick, Trustee, for final release of subdivision bond. The Chairman noted that Planning & Zoning had received a one page report dated January 23, 2017 from Bruce E. Bombero, P.E., L.S., Deputy Director of Public Works/Asst. Town Engineer with six pages of attachments. Attorney Rosnick agreed with the report and requested that the Town let him know where they would like the two trees installed. It was noted by the Chairman that the Tree Warden would be in charge of the trees and could be contacted through Public Works.

ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes of Regular Meeting December 19, 2016 and Minutes of Special Meetings of December 22, 2016, January 3, 2017 and January 11, 2017.
Minutes of Regular Meeting December 19, 2016 - On motion by Wallace Williams, seconded by Robert DeVellis, the Commission approved the Minutes for the Planning and Zoning Commission Regular Meeting of 12/19/16. The vote was unanimous, 4-0, motion carried.

Minutes of Special Meeting December 22, 2016 - On motion by Wallace Williams, seconded by Ross Ogden, the Commission approved the Minutes for the Planning and Zoning Commission Regular Meeting of 12/22/16. The vote was unanimous, 4-0, motion carried.

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ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes (continued)

Minutes of Special Meeting January 3, 2017 - On motion by Wallace Williams, seconded by Robert DeVellis, the Commission approved the Minutes for the Planning and Zoning Commission Regular Meeting of 1/03/17. The vote was unanimous, 4-0, motion carried.

Minutes of Special Meeting January 11, 2017 - On motion by Wallace Williams, seconded by Ross Ogden, the Commission approved the Minutes for the Planning and Zoning Commission Special Meeting of 1/11/17. The vote was unanimous, 4-0, motion carried.

Added to the Agenda – Minutes of Special Meeting January 18, 2017 Motion was made by Wallace Williams, seconded by Ross Ogden, to add to the agenda the Minutes of January 18, 2017 of the Special Meeting of the Easton Planning and Zoning Commission. The vote was unanimous, 4-0, motion carried.

Minutes of Special Meeting January 18, 2017 - On motion by Robert DeVellis, seconded by Ross Ogden, the Commission approved the Minutes for the Planning and Zoning Commission Special Meeting of 1/18/17. The vote was unanimous, 4-0, motion carried.

4. Application for Municipal Sign, by Easton Town Clerk, to be used by Town Clerk,, Tax Collector, Registrars and other municipal agencies, to advertise important public information. The Commission discussed the application for temporary signs submitted by the Town Clerk, dated January 12, 2017 with picture and specification sheet attached, as provided by Section 5.6.4(e) of the Zoning Regulations, to be displayed at the Center/Morehouse Road intersection, Helen Keller Middle School and Routes 136/58. The Commission determined that the proposed sign dimensions, 36" x 25", are acceptable as shown in the picture provided, as Section 5.6.4(e) allows a municipal sign which conveys essential public information to be of a larger size if approved by the Planning and Zoning Commission. On motion by Robert Maquat, seconded by Robert DeVellis, The Commission voted unanimously to approve the application for temporary signs in accordance with Section 5.6.4 (e) of the Easton Zoning Regulations. The vote was unanimous, 4-0, motion carried.

5. Correspondence (continued)

The Chairman noted that an e-mail had been received from Margaret Anania from Richard Smith, dated January 20, 2017 providing an update of the enrollment and staff figures for the Easton Country Day School.

Motion to Add to the Agenda – Motion was made by Robert Maquat, seconded by Ross Ogden, to discuss the email from Richard Smith regarding the update of statistics for the Easton Country Day School. The vote was unanimous, 4-0, motion carried.

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ADMINISTRATIVE AND OTHER MATTERS:

5. Correspondence (continued)

Chairman Maquat made a motion, seconded by Wallace Williams, that based on the e-mail dated January 20, 2017, it appears that the level of activity is consistent with that which was approved, as indicated by the mylar dated 7/14/14, filed in the Easton Land Records. The vote was unanimous, 4-0, motion carried.

PLANNING: TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2016

- A) PROPOSED TRAIL SYSTEM - At the meeting of December 12, 2016 the Commission had determined that most of the focus will be on a trail from Helen Keller Middle School, north to a crossing at Old Oak Road and to the area where the Firehouse Green is, extending and from there to Town Hall, the Library and to Morehouse Civic Park. The route would continue along Banks Road to Sport Hill Road. The Land Use Director reported on his visit to the focused trail system with Commissioner Ross Ogden, January 12, 2017. Commissioner Ross Ogden described their travel over the proposed trail system. It was noted that there were some areas of the trail along Banks Road which did not have a great line of sight and which has some difficult slopes and grades. Commissioner Robert DeVellis suggested they consider coming down Beers Road instead of Banks Road. The Land Use Director also noted that at the northwest side of the football field at HKMS, on the inside of the stonewall, sightlines are good but there are steep grades and slopes which may require easements from the Aquarion Water Company. The Land Use Director stated that he needed to get a handle on how wide the Town Road right-of-way is before laying out the exact route of the trail.
- B) Town Plan Chapter 6 PUBLIC FACILITIES AND UTILITIES is under review. Comment and update from Town Engineer is anticipated for discussion. It was noted that a report had not yet been received from Public Works.
- C) Town Plan Chapter 4 POPULATION will be available in draft form for discussion. The Land Use Director distributed one page from the prior Town Plan from Chapter 4, THE PEOPLE OF EASTON, for the Commissioner's review, which discusses an area of the town, in the southeastern section off the water supply watershed, near the Trumbull and Fairfield town lines, in which an opportunity for alternative housing or other uses may potentially exist.

The Commission briefly discussed this special area as well as the Recommendations which had been made in the prior Town Plan. The Land Use Director stated he will be getting updated population and economic statistics from METROCOG for this chapter.

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ITEMS CONTINUED FROM PREVIOUS MEETINGS :

1. Adirondack Estates, Adirondack Trail, Subdivision Application, 05-01, – Requests by applicant (Harold Rosnick, Trustee): (a) 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); (b) receipt of as-built plan for review and (c) reduction of subdivision bond. The Chairman noted that Ed Nagy had not yet arrived but would discuss the item with the applicant. Attorney Harold Rosnick wanted to note the following items for the record:
 1. Letter dated January 16, 2017 to Bruce Bombero, Town of Easton, Department of Public Works Re: Adirondack Estates from Harold L. Rosnick, Esq., Miller, Rosnick, D'Amcio, August & Butler, P.C. with attached letters:
 - a. Letter dated December 28, 2016 to Bruce Bombero, Town of Easton, Department of Public Works Re: Adirondack Estates from Harold L. Rosnick, Esq., Miller, Rosnick, D'Amcio, August & Butler, P.C.
 - b. Three-page memo dated April 7, 2016, rev 7/25/16, items marked with check are done. New rev. 10/14/16 – New items have been added, to Planning & Zoning Commission from Bruce Bombero, Deputy Director of Public Works and Assistant Town Engineer, with six pages of attachments.
 2. E-mail dated July 13, 2016 from Attorney Harold Rosnick, to Margaret Anania with attachments:
 - a. State of CT DOT Standard Specifications for Roads, Bridges and Incidental Construction Form 816, Master Range (consisting of two pages).
 - b. Lab Results Summary from Advance Testing Reports dated July 11, 2016 with e-mail dated June 27, 2016 attached with four pages of reports, Date Sampled 6/17/2016 and Date Tested: 6/23/2016.
 - c. Letter dated July 11, 2016 to Edward Nagy, Town Engineer, Easton Public Works, Re: Adirondack Estates from Harold L. Rosnick, Esq., Miller, Rosnick, D'Amcio, August & Butler, P.C.
 3. Letter dated January 13, 2017 to Robert Maquat, Easton Planning & Zoning Commission Re: Adirondack Estates from Harold L. Rosnick, Esq., Miller, Rosnick, D'Amcio, August & Butler, P.C. with Invoice from Advance Testing Company attached.
 4. Letter dated December 21, 2016 to Robert Maquat, Easton Planning & Zoning Commission Re: Adirondack Estates Harold L. Rosnick, Esq., Miller, Rosnick, D'Amcio, August & Butler, P.C.
 5. E-mail from Peter Prizio to Attorney Harold Rosnick dated Monday, January 23, 2017 Re: Adirondack Trail with attachment from SMC, Safety Marking Inc., Quote, for epoxy stop bars.
 6. CT General Statutes, Section 8-25(d)(1), Subdivision of land (guarantee requirement)

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ITEMS CONTINUED FROM PREVIOUS MEETINGS :

1. Adirondack Estates, Adirondack Trail (continued)

Chairman Maquat noted the current bond balance for Adirondack Estates was \$142,326.72 consisting of \$110,000 bond for Planning and Zoning, Conservation bond of \$31,600 plus interest (\$726.72).

Attorney Harold Rosnick requested that there be a reduction of the subdivision bond from \$110,000 to \$25,000 (The \$25,000 to cover outstanding items: \$10,000 for 25 street trees, \$5,000 for asphalt testing, curb cuts and miscellaneous). Attorney Rosnick stated that since there is a difference of opinion on the responsibility of payment for the testing by Advance Testing Company, in the amount of \$1,900.00, he stated that it would be fair for both the Town and himself, to split the bill.

The Chairman stated that he would need input from the Town Engineer regarding the requests by Harold Rosnick. The Commission determined that they should hear from the Town Engineer before the next regularly scheduled meeting of February 13, 2017. The Chairman will contact Edward Nagy regarding this item.

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 had 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 had reviewed the comments on page one at a previous meeting but due to the lateness of the hour will address the comments on page two at a future meeting.

PLANNING: TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2016

C) Town Plan Chapter 4 POPULATION (continued)

The Commission continued to discuss the update of this section of the new Town Plan text, and determined that the language of the section relating to the Town property on South Park Avenue should be expanded.

At approximately 9:05pm, motion was made by Robert DeVellis, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 4-0, motion carried.


Margaret Anania, Recording Secretary