

MINUTES OF REGULAR MEETING FEBRUARY 13, 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 and Raymond Martin

For the record: Raymond Martin was appointed to vote for Milan Spisek and Ross Ogden was appointed to vote for regular member vacant position.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

3. Discuss and consider adjudication of the following applications 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.
 - (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 Ira Bloom had e-mailed a revised draft Resolution and was not present at the meeting, nor was the Land Use Director. The Secretary distributed copies of the noted correspondence in the draft Resolution. The Commission reviewed the draft. The draft Resolution will be updated for changes recommended by the Commission. The Commission will continue to review the draft Resolution for changes to be made. This item will be discussed next at a Special Meeting; notice and agenda to be posted. During the discussion, Commission Robert DeVellis left the meeting at approximately 7:50pm.

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ITEMS CONTINUED FROM PREVIOUS MEETINGS :

Commissioner Wallace left the meeting after the discussion of the above item at approximately 8:30pm.

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.

It was noted by Attorney Rosnick that a meeting had taken place between himself and the Town Engineer, Edward Nagy, prior to the discussion of this item at the meeting. Edward Nagy submitted a letter dated February 9, 2017 along with a document entitled “Adirondack Estates Bond Retainage Estimate”. It was agreed that the 15% contingency could be eliminated and that the amount for street trees, \$10,000, could be cut in half. Therefore, the Chairman stated that the amount to be retained should be \$82,100 minus \$5,000 for trees for an amount of \$77,100 to be retained for the subdivision bond for Adirondack Estates.

Motion was made by Chairman, Robert Maquat, seconded by Ross Ogden, to reduce the subdivision bond for Adirondack Estates, Adirondack Trail, from \$110, 000 to \$77,100 (amount released \$32,900 plus interest).

2. Continued review of update of proposed Draft Zoning Regulations – Final comments to be submitted to Glenn Chalder. This item was tabled to a future meeting.

ADMINISTRATIVE AND OTHER MATTERS:

3. Conditional Permit Z-14-4844 for Katherine and Ralph Kuhn, 24 Mills Lane, progress report – extended deadline to complete project 5/7/17. The Chairman noted an e-mail dated February 7, 2017 to Margaret Anania Re: Project Update from Kathy Kuhn.

4. Correspondence:

The Secretary noted that a correspondence had been received from Phillip Doremus from Adam Goldstein, Assistant Chief of Administration, Easton Emergency Medical Services regarding a 6' x 2' banner on the EMS Building. The Chairman, Robert Maquat, moved to add to the agenda, the discussion of the sign on the EMS Building. The motion was seconded by Ross Ogden. The vote was unanimous, 3-0, motion carried.

The Chairman read the e-mail from Adam Goldstein dated February 10, 2017 to Phillip Doremus and noted that the 6' x 2' banner existed on the building as evidenced by the picture attached to the e-mail. It was also noted for the record by the Secretary that both the identification sign on the building and the banner had been grandfathered, prior to the enactment of the sign regulations and submitted copies of the pictures for the Commission's review. The Commission found that there was an existing sign, 6' x 2' banner, on the EMS Building and that EMS has the ability to put up another banner as the Commission does not define the content on the banner.

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ADMINISTRATIVE AND OTHER MATTERS:

4. Correspondence:

Added to Agenda: Discussion of EMS Sign (continued)

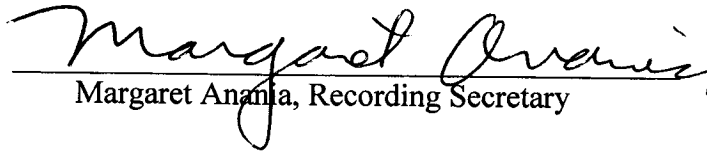
Motion was made by Robert Maquat, seconded by Raymond Martin, that the Commission acknowledges the existence of the banner and that EMS has the ability to change the content of the banner as long as they keep the same size and location of the banner on the building. The vote was unanimous, 3-0, motion carried.

1. Minutes of Meetings of January 23, 2017 and February 8, 2017

Minutes of Regular Meeting January 23, 2017 – These minutes could not be accepted as Raymond Martin did not attend that meeting and there was not a quorum to vote.

Minutes of Special Meeting February 8, 2017 - On motion by Raymond Martin, seconded by Ross Ogden, the Commission approved the Minutes for the Planning and Zoning Commission Special Meeting of 2/08/17 as filed. The vote was unanimous, 3-0, motion carried.

At approximately 9:00pm, motion was made by Ross Ogden, seconded by Raymond Martin, to adjourn the meeting. The vote was unanimous, 3-0, motion carried.


Margaret Anania, Recording Secretary