

REGULAR MEETING MINUTES  
FOR THE EASTON PLANNING AND ZONING COMMISSION  
CONFERENCE ROOM A, EASTON TOWN HALL, 225 CENTER ROAD, EASTON  
MONDAY, JULY 24, 2017

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 regular meeting to order at approximately 7:15pm.

Regular Members present: Robert Maquat and Wallace Williams

Regular Members absent: Milan Spisek and Ross Ogden

Alternate Members present: Allison Sternberg and Raymond Martin (arrived at 7:19pm).

For the record: The Chairman appointed Allison Sternberg to vote for Milan Spisek and Raymond Martin to vote for a regular voting member.

ITEMS FOR DISCUSSION AND/OR ACTION:

1. Receipt of request dated June 17, 2017 from Attorney Harold Rosnick Re: Adirondack Estates Subdivision, Application, 05-01, Adirondack Trail – Attorney Harold Rosnick was present and stated that his request had been noted at the previous meeting and that he just received a report from Assistant Town Engineer, Bruce Bombero, regarding the acceptance of Adirondack Trail as a public street and listing open subdivision improvements. Also present at the meeting was Town Engineer, Edward Nagy.

The Commission reviewed the entire report dated July 20, 2017 from Bruce E. Bombero, Sr., P.E.L.S., Deputy Director of Public Works, Assistant Town Engineer (two pages plus three pages of attachments). After a lengthy discussion between the Commission and the Town Engineer and Attorney Rosnick it was determined that Mark Ochman, P.E. L.S. should attend the next meeting on August 14, 2017 to help resolve any issues.

Attorney Rosnick also discussed a report dated July 24, 2017, with attached report dated June 13, 2016, from Bruce E. Bombero, Sr., P.E.L.S., Deputy Director of Public Works and Assistant Town Engineer, concerning Resubdivision Lot #17, Adirondack Estates. The Commission briefly discussed the report and noted that Item 2. of the report under Site & Erosion Control Plan, appeared to be an area of disagreement. Attorney Rosnick stated that Mr. Hayes had reviewed the map and the relative documents. Mr. Rosnick added that the corrections identified in the Town's letter dated July 17, 2017 had been made and received by the Town. Attorney Rosnick pointed out that this subdivision approval would expire if it was not filed by August 8, 2017. The Chairman stated that the Town would continue to work with Mr. Rosnick to resolve any open issues so that this subdivision might be filed in the Easton Land Records.

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ADMINISTRATIVE AND OTHER MATTERS

2. ZEO Report – It was noted that the Zoning Enforcement Officer, Phillip Doremus, had reviewed the Appendix of the draft proposed Zoning Regulations and made a few changes. The Secretary will forward these corrections to Glenn Chalder, the outside consultant.
3. Correspondence – The Chairman noted that Attorney Ira Bloom would be forwarding a confidential proposal from Matthew Ranelli concerning Saddle Ridge. The Secretary will forward this confidential message via e-mail only to the voting members: Robert Maquat, Wallace Williams, Ross Ogden and Raymond Martin.

TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

The Land Use Director distributed to the Commission a report summarizing issues and priorities for discussion in relation to the Town Plan of Conservation and Development 2017. The Secretary distributed a marked up report which had been forwarded by Ross Ogden due to his absence from the meeting. The other Commissioners were requested to forward their comments and to be prepared to discuss them at the next meeting. The Land Use Director presented the 2017 GIS base map as re-oriented to achieve a more convenient scale, and redistributed the memo regarding ROADS, TRAILS AND MOBILITY. Mr. Hayes also distributed a two page report for PROPOSED ADDITION TO TOWN PLAN 2016-2017, CHAPTER 4. These items will be discussed further at the next meeting.

The Chairman noted that the Board of Selectmen had discussed the letter sent by Planning and Zoning dated July 10, 2017 recommending that the Board of Selectmen appoint a Town Trails Committee to study the proposed Trails and Greenways Plan. The Chairman reported that at the BOS meeting of July 20, 2017 the First Selectman, Adam Dunsby, suggested that a subcommittee be formed from the Conservation Commission. Present at the BOS meeting was the Chair of the Conservation Commission, Dori Wollen, who stated that she would bring this item to the next meeting of the Conservation Commission for consideration.

ITEMS FOR DISCUSSION AND/OR ACTION: (continued from page 1)

2. Continued review of update of proposed Draft Zoning Regulations – Edward Nagy, P.E., Town Engineer was present. Mr. Nagy submitted a marked up page from the proposed draft Zoning Regulations, Section 5500, Driveways. Two items were noted by Mr. Nagy:
  - a. Section 5520, Item 2., Width and Grade, subsection b., “turning radius at the centerline of any curve shall be no less than 30 feet.” – Mr. Nagy believed it should be greater, possibly 37’ like Newtown has. He suggested that this section be sent to the Fire Chief for review and comment.

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ITEMS FOR DISCUSSION AND/OR ACTION: (continued from page 2)

2. Continued review of update of proposed Draft Zoning Regulations (continued)
  - b. Section 5520, Item 2., Width and Grade, subsection d. 1., "The maximum driveway gradient within 35 feet of the edge of the travelway of the intersecting street shall not exceed five (5) percent." – Mr. Nagy believed that the 35 feet should be changed to 20 feet as our existing regulations use 35 feet from the center line of the paved surface of the road.

The Secretary will forward the information to outside consultant Glenn Chalder for review and will also forward the information to Fire Chief Waugh for his comments.

ADMINISTRATIVE AND OTHER MATTERS: (continued from page 2)

1. Minutes of Special Meeting, July 12, 2017 of the Easton Planning and Zoning Commission - Motion was made by Wallace Williams, seconded by Raymond Martin, to approve the Minutes of Special Meeting July 12, 2017 of the Easton Planning and Zoning Commission as filed. The vote was unanimous, 4-0, motion carried.

At approximately 8:45pm, motion was made by Raymond Martin, seconded by Wallace Williams, to adjourn the regular meeting. The vote was unanimous, 4-0, motion carried.

  
Margaret Anania, Recording Secretary