

REGULAR MEETING MINUTES
FOR THE EASTON PLANNING AND ZONING COMMISSION
MONDAY, NOVEMBER 13, 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 7:12pm.

Regular Members present: Robert Maquat, Wallace Williams, Ross Ogden and Raymond Martin

Alternate Members present: Alison Sternberg and Justin Giorlando

For the record: The Chairman appointed Alison Sternberg to vote in absence of a regular voting member.

ITEMS FOR DISCUSSION AND/OR ACTION:

1. Discussion and/or action on the acceptance of Adirondack Trail, "Adirondack Estates" Subdivision; await maintenance bond estimate and "Agreement to Maintain Subdivision".

The Commission reviewed two letters:

1. Letter dated October 25, 2017 to Robert Maquat, Easton Planning & Zoning Commission Re: Meeting held with Mr. Nagy and Mr. Dunsby regarding the acceptance of Adirondack Trail, Adirondack Estates Subdivision,
2. Letter dated November 13, 2017 to Mr. Robert Maquat, Easton Planning & Zoning Commission, Re: Adirondack Estates Update from Edward L. Nagy, P.E., Town Engineer, Director of Public Works.

Mr. Rosnick submitted a picture of the tree(s) referenced in the Town Engineer's letter.

After a lengthy discussion the Commission determined that no other items should be added to the list from the Town Engineer Re: Adirondack Estates Update, by letter of November 13, 2017. Motion was made by Alison Sternberg, seconded by Ross Ogden, to recommend to the Board of Selectmen that they accept Adirondack Trail as a public road, subject to the completion of the items listed in the letter of November 13, 2017 from the Town Engineer and subject to the Town Engineer making a recommendation to the Board of Selectmen. The Commission will get an update on the completion of those items listed in the letter of November 13, 2017 at its next meeting, November 27, 2017. The vote was unanimous, 5-0, motion carried.

PUBLIC HEARING:

At 7:40pm, the Chairman opened the public hearing and read the notice for the following application:

Special Permit Application SP-17-02, Special Permit for Flood Plain, James and Deborah Carrier, 420 Black Rock Road, Easton, CT, for the installation of a 26' x 48' barn and associated access ramps within the 100 year flood plain as shown on a plan entitled "Proposed Site Plan Prepared for Deborah Carrier, 420 Black Rock Tpke., Easton, CT, dated 8/24/17, revised per P&Z 10/2/17", prepared by James E. Quill P.E., Atlantic Consulting & Engineering, LLC, and Neal K. Jain, Land Surveyor.

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PUBLIC HEARING (continued)

Present at the meeting was Harry Rocheville, EIT, of Atlantic Consulting & Engineering, LLC, representative of the owners of 420 Black Rock Road, Deborah and James Carrier, who were also present at the meeting. Mr. Rocheville presented the site plan for 420 Black Rock Road and submitted a letter from a neighbor, Jason R. Stanevich, 385 Black Rock Road. Mr. Rocheville stated that he had supplied the information requested by John Hayes, Land Use Director, in his memo dated August 10, 2017. Mr. Rocheville discussed in detail his letter dated October 2, 2017 and specifically noted compliance with Zoning Regulations Section 7.2.1, Application for Special Permit, A. through I., and Article 10, Flood Plain Management, Section 10.5 Special Flood Regulations and Standards.

The Chairman noted the following items for the record:

1. Memo dated November 7, 2017 from Chief T. Shaw to Robert Maquat, Chairman, Planning and Zoning Commission, Town of Easton.
2. Memo dated October 30, 2017 from Polly Edwards, Health Officer, to Robert Maquat, Chairman, Planning and Zoning Commission, Town of Easton.
3. Letter dated October 25, 2017 from Anthony C. Ballaro, Building Official, Town of Easton, to Robert Maquat, Chairman, Planning and Zoning Commission, Town of Easton.
4. Memo dated October 11, 2017 from Dori Wollen, Chair, Conservation Commission to Robert Maquat, Chairman, Planning and Zoning Commission.
5. Application for Determination of Wetland Impact.
6. Letter dated October 4, 2017 to Mr. Jim Quill, Atlantic Consulting & Engineering LLC, Re: Approval of Inland Wetland Application Permit #17-529, 420 Black Rock Road, Easton, CT to provide compensatory storage with a hydraulic connection to offset the additional volume added to the flood plain for the construction of a barn (2 pages).
7. Letter dated October 2, 2017 to Town of Easton, Planning and Zoning, Re: Special Permit Narrative Proposed Barn in Floodplain, 420 Black Rock Road, Easton, CT, from James E. Quill, PE and Harry M. Rocheville, EIT, Atlantic Consulting & Engineering, LLC, (4 pages).
8. Six Page Renderings from "The Workshops of Country Carpenters, Inc." For: Freddie Carrier, 420 Black Rock Road, Easton, CT 06612.
9. One page Rendering, Foundation Plan, Carrier Residence Barn, 420 Black Rock Turnpike, Easton, CT, by Pelliccione & Associates, LLC, Consulting Structural Engineers
10. Letter dated August 4, 2017 to Mr. Anthony Ballaro, Building Official – Building Department Town of Easton, Re: Carrier Residence Barn, 420 Black Rock Turnpike, Flood Proofing for Barn Foundation, 17/5331, from Peter McCormack, P.E., Senior Structural Engineer.
11. "Proposed Site Plan Prepared for Deborah Carrier, 420 Black Rock Tpke., Easton, CT, dated 8/24/17, revised per P&Z 10/2/17", prepared by James E. Quill P.E., Atlantic Consulting & Engineering, LLC, and Neal K. Jain, Land Surveyor.
12. Letter dated November 13, 2017 to Easton Planning and Zoning Commission from Jason R. Stanevich (385 Black Rock Road, neighbors across the street from 420 Black Rock Road).

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PUBLIC HEARING (continued)

John Hayes, Land Use Director, stated that the engineer did a complete job but questioned the anchoring of the structure and the landscaping proposed. Mr. Rocheville stated that the structure would be anchored with a footing and that the terrain would be kept open with no landscaping.

The public hearing was opened to public comment. Dori Wollen of the Aspetuck Cemetery Association, Inc. was present and stated they had no objections to the project.

Commissioner Wallace Williams asked whether Aquarion Water Company had been notified. Mr. Rocheville stated that the project was not in the water supply watershed and was below the dam.

Commissioner Giorlando stated that the engineer should take out the extra contour near the barn and to add extra silt fence at the down-hill side of the construction, noting it was on the compensatory storage but not by the barn. Mr. Rocheville stated that he would comply with that request.

The Chairman closed the public hearing.

ITEMS FOR DISCUSSION AND/OR ACTION:

2. Adjudication of Special Permit Application SP-17-02, Special Permit for Flood Plain, James and Deborah Carrier, 420 Black Rock Road, Easton, CT, for the installation of a 26' x 48' barn and associated access ramps within the 100 year flood plain as shown on a plan entitled "Proposed Site Plan Prepared for Deborah Carrier, 420 Black Rock Tpke., Easton, CT, dated 8/24/17, revised per P&Z 10/2/17", prepared by James E. Quill P.E., Atlantic Consulting & Engineering, LLC, and Neal K. Jain, Land Surveyor.

Motion was made by Robert Maquat, seconded by Wallace Williams, to approve Special Permit Application SP-17-02, Special Permit for Flood Plain, James and Deborah Carrier, 420 Black Rock Road, Easton, CT, for the installation of a 26' x 48' barn and associated access ramps within the 100 year flood plain as shown on a plan entitled "Proposed Site Plan Prepared for Deborah Carrier, 420 Black Rock Tpke., Easton, CT, dated 8/24/17, revised per P&Z 10/2/17", prepared by James E. Quill P.E., Atlantic Consulting & Engineering, LLC, and Neal K. Jain, Land Surveyor, subject to the comments noted for the record tonight in the public hearing, specifically the Inland/Wetland Approval, subject to an eventual update of the map noted as part of the public hearing, that the map be updated, certified and submitted for signature by the Chair for eventual filing in the land records and that the criteria under Section 7.2.1 A through I, and Article 10, Section 10.5, of the Easton Zoning Regulations, specifically referenced in the Narrative dated 10/02/17, as the findings to support the motion to approve and that the applicant also shall also modify the map to delete the extra contour and add silt fencing on the down side of the proposed construction of the barn. The vote was unanimous, 5-0, motion carried.

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TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

- (1) GIS mapping for Town Plan 2017, including an enlarged map for Town Center area and refined sectional land use maps. The Land Use Director gave an update on its progress and presented some of the mapping.
- (2) Draft new text for Town Plan 2017 sections on population, public facilities, trails and greenways, a town center. The Land Use Director distributed three new texts for Chapter 2, The Regional Setting and Chapter 5, Town Development: Past Present and Future, new section, Conservation Residential.

The Commission discussed key themes to the Town Plan to provide a sense of community. The Chairman referred to several items: Course at Holy Cross: Food Beer and the Environment, Kent Green Tenants, Article from Fairfield County Business Journal dated October 23, 2017(Vol. 43, No. 43) entitled "Brookfield booming with commercial, residential developments".

ADMINISTRATIVE AND OTHER MATTERS:

4. Correspondence - The Chairman noted receipt of a letter dated November 8, 2017 from Jacques and Jessica Depardieu of 15 & 19 North Street, Easton Ct. regarding Professional use of a second residence on the property (pre-zoning). The Chairman will refer to Counsel for comment.

TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

- (2) Draft new text for Town Plan 2017: Trails and greenways, a town center. The Land Use Director also distributed Chapter 8, Roads, Trails and Mobility. Mr. Hayes stated he had met with Steve Stamos of Aquarion Water Company regarding proposed trails on their property. The Commission decided that Easton should make a small proposal to their Conservation Land Committee (Representatives from Aquarion, DEEP and Nature Conservancy) one that links properties but does not have impact on water. The Commission should send another letter to the Board of Selectmen regarding the establishment of a Trails Committee to handle such proposals.

The Commission also discussed establishing Easton's top priority initiatives to enhance its sense of community and to portray its image. Groups such as Parks and Recreation and the PTA, among others, should be contacted to get their input.

ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes of Regular Meeting October 30, 2017 of the Easton Planning and Zoning Commission
Motion was made by Raymond Martin, seconded by Ross Ogden, to accept the Minutes of Regular Meeting October 30, 2017 as filed. The vote was unanimous, 5-0, motion carried.
2. No ZEO report

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At approximately 9:45 pm, motion was made by Wallace Williams, seconded by Ross Ogden, to adjourn the Regular Meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary