

REGULAR MEETING MINUTES
FOR THE EASTON PLANNING AND ZONING COMMISSION
MONDAY, JANUARY 8, 2018

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 7:11pm.

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

Regular Members absent: Wallace Williams

Alternate Members present: Alison Sternberg and Justin Giorlando

For the record: The Chairman appointed Alison Sternberg to vote for **Wallace Williams** and Justin Giorlando to vote in absence of a regular voting member.

OTHER ITEMS FOR DISCUSSION AND/OR ACTION

1. Receipt of Special Permit Application for the Connecticut Golf Club, 915 Black Rock Road, Easton, CT - Planning and Zoning Commission considered the request of the Connecticut Golf Club to add an exterior covered porch of approximately 850 square feet to the north side of the Club House; existing terrace area to be renovated.

The Commission reviewed the request with a representative for the Connecticut Golf Club, J Joe Mulligan, of Mark Finlay, Architects, and found that the Club was not anticipating any increase in membership or use as a result of this proposed addition and noted that this use will be for recreation and gathering of the Club members and guests, that the proposed porch will be no closer than 500' to any property line in any direction, and will not result in any further intensity of operation, services, traffic or parking, and was in compliance with Section 7.2.1 (A. through I.) of the Easton Zoning Regulations as indicated by letter dated November 21, 2017 from Mark P. Finlay, Licensed Architect.

The Commission reviewed two maps supplied by Mark P. Finlay Architects, AIA, entitled "Proposed Renovation For: The Connecticut Golf Club, 915 Black Rock Turnpike, Easton, CT", SITE PLAN, SP-1, and "Proposed Renovation For; The Connecticut Golf Club, 915 Black Rock Turnpike, Easton, CT", SITE PLAN, SP-2, dated 06/19/17, last revised 11/21/17, as well as accompanying Building Plans, SHEETS A-1 through A-7.

It was noted by the Chairman that Section 7.2.5 of the Easton Zoning Regulations authorizes the Commission to consider a proposed amendment to a special permit as follows:

" Where it finds that the amendment will be consistent with the character and limitations of the original special permit, will not significantly alter the approved site plan, will not result in a greater intensity of use and will not adversely affect adjacent properties or the neighborhood, the Commission may waive public notice and hearing and consider a request for such minor amendment at any regular meeting."

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OTHER ITEMS FOR DISCUSSION AND/OR ACTION

1. Receipt of Special Permit Application for the Connecticut Golf Club (continued)
The Commission concluded that the proposed addition would not result in a new use of the property and was minor in nature and therefore would not require a public hearing. It was also concluded by the Commission that the proposed amendment was consistent with the character and limitations of the original special use exception, will not significantly alter the approved site plan, will not result in a greater intensity of use and will not adversely affect adjacent properties or the neighborhood. On motion by Robert Maquat, seconded by Alison Sternberg, the Commission voted unanimously to amend the original special permit as shown on the amended site plans, as noted above. It was noted that the Connecticut Golf Club must obtain the appropriate Building and Zoning permits required before construction.
2. Pursuant to Section 8-24 of the Connecticut General Statutes, referral from the Board of Selectmen regarding the reconstruction of the South Park Avenue Bridges
The Planning and Zoning Commission discussed the referral by letter of December 29, 2017 for the Town of Easton to reconstruct the South Park Avenue Bridges #04211 and #04213. The review included the two special reports dated 04/15/2015 accompanying the letter. It was apparent to the Commission that this reconstruction would be beneficial to the Town in several ways especially as it relates to public safety. By improving the overall width of the travelways, the bridges will not only become more esthetically pleasing but will provide increased safety. These improvements are consistent with the Town Plan of Conservation and Development. On motion by Robert Maquat, seconded by Raymond Martin, the Commission unanimously, adopted a favorable response to the Board of Selectmen.

PUBLIC HEARING: 7:30PM, January 8, 2018, Conf. Room A, Easton Town Hall, 225 Center Road, Easton, CT, on the following special permit application.

SP-17-04, Special Permit for Flood Plain, Town of Easton, 97 South Park Avenue, Bridge #04213, for the proposed replacement of the existing bridge within the 100 year flood plain, as depicted on a set of plans entitled "Replacement of South Park Avenue Bridge 04213 Over Mill River, Easton, CT", prepared for Town of Easton, dated 10/06/17, prepared by Anchor Engineering Services, Inc. A copy of the application is on file in the Easton Town Clerk's office. The Chairman opened the public hearing and read the notice of the meeting. Presenting the application was Director of Public Works, Edward Nagy, P.E. who discussed the "General Plan" and the "Water Handling Plan" of the Replacement of Bridge 04213, prepared for Town of Easton, South Park Avenue, Easton, CT, prepared by Anchor Engineering Services, Inc. Mr. Nagy also discussed and read parts of the "Floodway Analysis Report", Prepared by Yantic River Consultants, LLC, Replacement of South Park Avenue Bridge No. 04213 Over Mill River, Easton, Connecticut, dated December 6, 2017. Mr. Nagy also referred to the "Hydraulic Analysis Report", Prepared by Yantic River Consultants, LLC, Replacement of South Park Avenue Bridge No. 04213 Over Mill River, Easton, Connecticut, dated December 6, 2017.

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PUBLIC HEARING: (continued)

The Chairman took note of the following items for the record:

1. Approval Letter dated November 29, 2017 for Inland Wetland Application Permit #17-531, South Park Ave Bridge replacement over Mill River to Town of Easton from Dori Wollen, Chair, Conservation Commission.
2. E-mail to Margaret Anania from Dori Wollen dated January 8, 2018 Re: Approval of Inland Wetland Application Permit #17-531, South Park Ave Bridge replace over Mill River.
3. Bridge Under Repair Detour Plan received from Public Works January 5, 2018.
4. Memo to Planning and Zoning from Chief T. Shaw Re: Special Permit for bridge #4213 dated 01/04/2018.
5. 8-24 Referral request from the Board of Selectmen to Planning and Zoning Commission dated December 29, 2017.
6. Letter of favorable response to the Board of Selectmen regarding an 8-24 Referral for the replacements of bridges #04211 and #04213 on South Park Avenue, decision rendered at the January 8, 2018 meeting.
7. Application for Special Permit, signed by the First Selectman, Adam Dunsby, on behalf of the Town of Easton, received by Planning and Zoning December 7, 2017.
8. Letter to Planning & Zoning Commission Re: Special Permit Narrative – Bridge Replacement #04213, 97 South Park Avenue, from Bruce E. Bombero, Srl, P.E., L. S., Deputy Director of Public Works, Assistant Town Engineer.
9. Set of seven drawings including the title sheet entitled “Replacement of South Park Ave. Bridge 04213 Over Mill River, Easton, CT”, Prepared for Town of Easton, Adam Dunsby, First Selectman, 225 Center Road, Easton, CT 06612, dated 10/06/17.
10. Reduced set of drawings, 11” x 17”, including the title sheet entitled “Replacement of South Park Ave. Bridge 04213 Over Mill River, Easton, CT”, Prepared for Town of Easton, Adam Dunsby, First Selectman, 225 Center Road, Easton, CT 06612, dated 10/06/17.
11. Hydraulic Analysis Report, Final design Submission, Prepared For Replacement of South Park Avenue Bridge No. 04213 Over Mill River, Easton, Connecticut, dated April 25, 2017, last revised December 7, 2017, prepared by Yantic River Consultants, LLC.
12. Floodway Analysis Report, Final design Submission, Prepared For Replacement of South Park Avenue Bridge No. 04213 Over Mill River, Easton, Connecticut, dated December 6, 2017, prepared by Yantic River Consultants, LLC.

Question was raised by Commissioner Justin Giorlando as to whether the Commission could verify that downstream properties weren’t affected either by the replacement of the bridge; it was determined by further review of the reports that these properties shouldn’t be further affected. Concern was raised by Commissioner Ross Ogden as to pedestrian access and safety for pedestrians going across the bridge as well as access to Town Open Space and Aspetuck Land Trust property.

The Chairman noted the public hearing would be kept open to address any concerns or questions; the Commission needed to establish a date to continue the meeting.

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ADMINISTRATIVE AND OTHER MATTERS:

3. Discussion of 2018 Schedule of Meetings for the Easton Planning and Zoning Commission. The Commission discussed its 2018 Schedule of Meetings and determined by consensus to change the days and dates of the next four Meetings: the next meeting in January would be a Special Meeting on Wednesday, January 17, 2018 at 5:00pm; the meetings in February would be Special Meetings, both to be held on Wednesdays at 7:00PM on February 7, and February 21, 2018; and the first meeting in March will be held on Wednesday at 7:00PM. All meetings to be held in the Conference Room of the Easton Town Hall. **Due to a scheduling conflict the February 21, 2018 meeting will be held in the Conference Room of the Easton Public Library, 691 Morehouse Road, Easton, CT.**

PUBLIC HEARING: (continued)

The 2018 schedule of meetings for Easton Planning and Zoning Commission now finalized, the Chairman recessed the above public hearing to a Special Meeting to be held Wednesday, January 17, 2018 at 5:00pm, Conf. Room A, Easton Town Hall, 225 Center Road, Easton, CT.

TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

At the last meeting a package was distributed to the Commission of updated Chapters 1, 2, 4, 5, 6, 8 and 10, as well as a colored map entitled "Conceptual Plan Proposed Town Center". The Commissions reviewed and modified parts of Chapters 1, 2, 4 and 5. The Commission will continue to review the draft. The Chair noted that Town Counsel was in the process of reviewing the draft Zoning Regulations as it relates to the draft Town Plan.

ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes of Regular Meeting, December 18, 2017 of the Easton Planning and Zoning Commission - Motion was made by Ross Ogden, seconded by Justin Giorlando, to accept the Minutes of Regular Meeting December 18, 2017 as filed. The vote was unanimous, 4-0, motion carried. Raymond Martin did not vote as he did not attend that meeting.
2. No ZEO report
4. No new correspondences noted.

At approximately 9:30pm, there being no other business to be conducted, motion was made by Justin Giorlando, seconded by Raymond Martin, to adjourn the Regular Meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary