

REGULAR MEETING MINUTES APRIL 23, 2018
FOR THE 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 Regular Meeting to order at approximately 7:08pm.

Regular Members present: Robert Maquat and Ross Ogden

Regular Members absent: Raymond Martin and Wallace Williams

Alternate Members present: Alison Sternberg, Justin Giorlando and Tom Maisano

For the record: Justin Giorlando was appointed to vote in absence of regular voting member Raymond Martin. The Chairman noted the appointment of a new alternate member, Tom Maisano, and appointed him to vote in absence of regular a voting. Alison Sternberg was appointed to vote in absence of regular voting member Wallace Williams.

OTHER ITEMS FOR DISCUSSION AND/OR ACTION

1. Request for amendment to SP-17-03 for the installation of solar panels array, Phase 2, on the town-owned Morehouse Road tract behind Samuel Staples Elementary School in a location depicted on a map entitled "As-built Survey Solar Collector Area" Prepared For Town of Easton, 575 Morehouse Road, Easton, Connecticut, April 6, 2018. The Chairman noted the receipt of the request for amendment to SP-17-03. Present at the meeting was John Dunster, Director of NorthEast Energy Design & Solutions, and Adam Dunsby, First Selectman, representative for the Town. John Dunster discussed the proposed amendment, one additional row of solar panels. The Chairman noted the following items:
 1. E-mail from John Dunster dated April 20, 2018 to Margaret Anania and Robert Maquat with attachments: Solar Array Map Phase II 4-18-2018 30 Scale (1).pdf: Amended Narrative for Samuel Staples Solar Project.
 2. Memo dated April 18, 2018 from Dori Wollen, Chair, Conservation Commission to Rob Maquat, Chairman, Planning and Zoning Commission.
 3. Map entitled "Site Development Plan, Phase II, Solar Collector Area" Prepared For Town of Easton, 515 Morehouse Road, Easton, Connecticut, April 6, 2018", prepared by Ochman Associates, Inc.

Questions were raised about the stockpile shown on the map. The Land Use Director, John Hayes stated the request was consistent with the original approval and the plan for the site. Motion was made by Robert Maquat, seconded by Justin Giorlando, to approve the Site Development Plan, Phase II, Solar Collector Area" Prepared For Town of Easton, 515 Morehouse Road, Easton, Connecticut, April 6, 2018, prepared by Ochman Associates, Inc., a certified engineer. The Commission acknowledges that this approval is consistent with the original special permit approval and in accordance with Section 7.2.5 of the Easton Zoning Regulations, this Commission finds that this amendment is consistent with the character and 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 waives public notice and hearing and considers this request to be a minor amendment and therefore approved at a regular meeting. The vote was unanimous, 5-0, motion carried.

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ADMINISTRATIVE AND OTHER MATTERS

3. Request for illumination of proposed tennis court, 461 Judd Road, Manu and Eda D. Krishnan, owners, in accordance with Sect./Para. 5.8.2 of the Easton Zoning Regulations. Present at the meeting was owner, Manu Krishnan and outside contractor and neighbor, James Wright, who presented the application. The Commission reviewed Zoning Permit Application Z-18-5198, Improvement Location Survey Prepared For Manu & Eda Krishnan, 461 Judd Road, Easton, Connecticut, dated February 23, 2017, revised 04-18-18, Luminare Schedule” prepared by LSI Industries received 4/23/18, and document entitled “LSI CourtBlade (XARL) LED Sports Lighting, High-Performance LED Sports Lighting, for proposed tennis court at 461 Judd Road. The Commission questioned whether neighbors had been notified of the proposed illumination of the tennis court. The Commission also questioned the baffling of the lights to minimize spillage. Motion was made by Robert Maquat, seconded by Ross Ogden, to approve the request for the illumination of the tennis court for Manu and Eda D. Krishnan, 461 Judd Road, Zoning Permit Application #Z-18-5198, as it appears there will be minimal spillage of illumination off the property and the proposed illumination will not cause off-site glare based on the illumination grid and fixture specifications which accompany the zoning permit. The vote was unanimous, 5-0, motion carried.

OTHER ITEMS FOR DISCUSSION AND/OR ACTION

2. Expiration of affordable accessory apartments – The Chairman noted the “Town of Easton, Connecticut Deed Restricted Affordable Housing Report as of October 25, 2017”. The Chairman also noted a letter from Walter Boag dated April 9, 2018 regarding the restriction term for his affordable accessory apartment. The Chairman will research this matter.

TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

The Chairman gave an update to new member Tom Maisano. He stated that Glenn Chalder, outside consultant, was involved with the preparation of the draft update of the Easton Zoning Regulations and is now involved with the final preparation of the draft update of the Town Plan and that his concentration would be on condensing work done by John Hayes on the Town Plan, including the mapping by MetroCOG, to make it clearer and more concise. The Chairman also stated that Town Counsel had reviewed the draft Regulations and draft Town Plan and based on a court decision have made changes which are being forwarded to Glenn Chalder.

SCHEDULED PUBLIC HEARING: MONDAY, MAY 7, 2018 AT 7:30PM

SP-18-01, Special Permit for flood plain for 180 Redding Road, LLC, 180 Redding Road
The Chairman questioned whether all items had been received regarding this application. The Secretary noted that they had not; she will e-mail the engineer on the project, Dave Bjorklund.

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ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes of Regular Meeting, April 23, 2018 of the Easton Planning and Zoning Commission Motion was made by Ross Ogden, seconded by Alison Sternberg, to accept the Minutes of Regular Meeting April 23, 2018 as filed. The vote was unanimous, 4-0, motion carried. Tom Maisano was not a member for that meeting and did not attend that meeting, so he did not vote.

At approximately 8:30pm, there being no other business to be conducted, motion was made by Justin Giorlando, seconded by Ross Ogden, to adjourn the Regular Meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary