

REGULAR MEETING MINUTES JULY 22, 2019
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 7:10 pm.
Regular Members present: Robert Maquat, Raymond Martin, Ross Ogden and Justin Giorlando
Regular Members absent: Wallace Williams
Alternate Members present: Thomas Maisano
Alternate Member absent: Alison Sternberg and Walter Kowalczyk
For the record: Thomas Maisano was appointed to vote for Wallace Williams.

ITEMS FOR DISCUSSION AND/OR ACTION:

1. Request for release of Subdivision bonds for Adirondack Estates, LLC and 17 Adirondack, LLC. Present at the meeting was Attorney Harold Rosnick and Town Engineer, Edward Nagy.

Subdivision Bond Release Request for Adirondack Estates, LLC

As discussed at the last meeting, July 8, 2019, Attorney Harold Rosnick stated that the common driveway was completely finished including rain detention areas with everything seeded and grass growing. Chairman Maquat noted a letter received from Attorney Harold Rosnick dated July 22, 2019 with attached letter dated May 7, 2019 seeking release of the subdivision bond. The Chairman noted a letter from Edward Nagy, P.E., Town Engineer, Director of Public Works. Edward Nagy, P.E. discussed his letter dated July 22, 2019 with the Commission as well as the attachments: Letters dated April 11, 2005, April 25, 2005 and May 11, 2005, from Milone & MacBroome, the Town's Engineering Consultant, regarding review of subdivision and check dams; An Approved Subdivision Plan entitled "Details Prepared For Harold Rosnick, Trustee And Michael Rosnick, Trustee, "Adirondack Estates", Easton, CT", Nov. 18, 2004", last revised September 16, 2007; and nine pages of pictures of the check dams. Mr. Nagy stated that the check dams were not constructed in accordance with the plan and noted there were no notched weirs. Motion was made by Raymond Martin, seconded by Ross Ogden, to release \$21,400 plus interest of the bond for Subdivision 05-01, "Adirondack Estates". The Commission discussed the amount of work necessary to fix the check dams and whose obligation it was and whose obligation it was to protect the streams. The Commission also discussed getting a sign-off of the trees by the tree warden. The vote was unanimous, 5-0, motion carried.

Subdivision Bond Release Request for 17 Adirondack, LLC

As discussed at the last meeting, July 8, 2019, Attorney Harold Rosnick stated that the common driveway was completely finished including rain detention areas with everything seeded and grass growing. Chairman Maquat noted a letter received from Attorney Harold Rosnick dated July 22, 2019 with attached letter dated May 7, 2019 seeking release of the subdivision bond. The Chairman noted a letter dated July 22, 2019 from Edward Nagy, P.E., Director of Public Works, Town Engineer. Mr. Nagy stated that the Subdivision was not complete and discussed 17 items he believed had not been completed. Mr. Nagy stated that the bond should only be released after substantial completion.

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ITEMS FOR DISCUSSION AND/OR ACTION (continued):

1. Request for release of Subdivision bond for 17 Adirondack, LLC (continued)

The Town Engineer also stated that the original sealed lab reports had not been received. For discussion purposes, motion was made by Raymond Martin, seconded by Ross Ogden, to release the entire subdivision bond amount of \$125,400 plus interest. After discussion, the motion was withdrawn by both Raymond Martin and Ross Ogden. A new motion was made by Raymond Martin, seconded by Ross Ogden, to release \$115,000 of the subdivision bond. The vote was unanimous, 5-0, motion carried.

2. Request from Bruce E. Bombero Sr., P.E., L.S., Deputy Director of Public Works, Assistant Town Engineer, to call the Subdivision bond for Kirby Lane Assoc., aka Judd Road Assoc., LLC, Judd Road, for the Subdivision improvements to be completed. The Chairman noted that an e-mail had been received from the new owner containing his new contact information. The Secretary had forwarded that info to Public Works and the Chair will follow up with the current owner as to whether he could attend the first meeting in August which is August 5, 2019.

ADMINISTRATIVE AND OTHER MATTERS:

3. Correspondence: The Secretary noted that she had received a new mylar to be filed in the Easton Land Records which needed the signature of the Chairman of the Planning and Zoning Commission regarding access over Lot 5, 14 Tatetuck Trail, to Lot 6, 18 Tatetuck Trail. It was noted by Donna Nagy-Burzynski that 14 Tatetuck Trail had been sold and that the new owners were aware of the situation that a map needs to be recorded and a new pedestrian easement filed in the Easton Land Records. The Chair requested that Donna Nagy-Burzynski provide an affidavit to perform from the new owners regarding this matter before the map will be signed.

Ross Ogden had sent an e-mail to Robert Maquat. The Chair distributed copies of the following to the Commission:

1. Excerpt from a document entitled "Protecting Water Resources with Higher Density Development" from the US EPA, consisting of nine pages.
 2. Document entitled "Conservation for Communities – A Fiscal Case for Municipal Investment Conservation, from Highstead, consisting of two pages.
- The Secretary will scan in the complete version of each item and send to the Commission.

The Chair also distributed the following three handouts:

1. Draft Easton Zoning Section concerning the "Easton Center District"
2. Section 8400, Special Permit Application, consisting of Section 8410, 8420, 8430, 8440, 8450, 8460 and 8470.
3. Draft Section 8800 Procedures, Procedural Requirement, consisting of Section 8890, Village District Considerations, Section 8891, Design Considerations, Section 8892, Design Guidelines and Section 8893, Procedures.

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ADMINISTRATIVE AND OTHER MATTERS:

3. Correspondence:

Ross Ogden distributed a three page e-mail he sent to Robert Maquat, July 17, 2019, consisting of two pages plus a one page document entitled "Village District FAQ'S". The Commission discussed having a new communication approach through a survey, charrette and statement of purpose with a Village District FAQ's. Ross Ogden will e-mail a final version for the Commission to review and comment on. Discussion was held on the use of social media as a tool to reach more people.

Justin Giorlando discussed an e-mail he sent the Commission July 20, 2019 regarding Transportation technical Advisory Committee meeting follow-ups and a good grant opportunity to hold a "Conceptual Design Workshop" for the Village Center. MetroCOG could set up a table at the "Firemen's Carnival" with Outreach Specialists to provide handouts on biking, walking and safety. The Commission thought that was a good idea. Justin Giorlando also discussed holding a "Conceptual Design Workshop" to take a focused look at a road segment that has the potential for a future complete streets implementations, Sport Hill, Banks and Center Roads. It was discussed how this can be instrumental in developing a vision on how to proceed with future planning and design decisions. The Commission was interested in the "Conceptual Design Workshop".

Motion was made by Justin Giorlando, seconded by Ross Ogden, that the Planning and Zoning Commission pursue the solicitation from CROG for this "Conceptual Design Workshop" under the Complete Streets Implementation Support Services. The motion was amended by Justin Giorlando, seconded by Ross Ogden, to include the statement, "with the support of the First Selectman". The vote was unanimous, 5-0, motion carried.

1. Minutes of Regular Meeting July 8, 2019 of the Easton Planning and Zoning Commission - This item will be addressed at the next meeting, August 5, 2019.

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

Margaret Anania, Recording Secretary