

REGULAR MEETING MINUTES SEPTEMBER 9, 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 7:05 pm.
Regular Members present: Robert Maquat, Wallace Williams, Raymond Martin, Justin Giorlando and Ross Ogden

Alternate Members present: Alison Sternberg and Thomas Maisano

Alternate Member absent: Walter Kowalczyk

For the record: All five regular voting members were present.

ADMINISTRATIVE AND OTHER MATTERS:

3. Artificial Illumination of inground pool, 85 Norton Road – Present at the meeting was the applicant for the Zoning Application, Joseph Murphy, Shur Shot Gunite Pools, Inc. for application Z-19-5328, Nicholas J. and Susan A. DeBellis, 85 Norton Road, Easton, CT, for two recessed Pentair intellibrite 5g lights in an inground pool, 15' x 25', raised spa, 7'x7'. Mr. Murphy stated that the lights would be in the pool and should not be objectionable to the neighbors as the lights would be minimally visible to them.

The Commission reviewed two plans: "Shur Shot Gunite Corporation, Standard Pool Construction Details Prepared For DeBellis Residence, #85 Norton Road, Easton, Connecticut", dated 8/12/19, prepared by Harkin Engineering, LLC and "Plot Plan/Property Survey Prepared For Susan A. & Nicholas J. DeBellis, Being Lot No. 12 (T.C. Map No. 322), Also Known As 85 Norton Road, Situate in the Town of Easton, Fairfield Co., CT", dated August 9, 2019, prepared by Evan J. Gogle, P.L.S., Geologic Land Surveying, PLLC. The Commission also reviewed lighting detail and received oral information from Joseph Murphy, of Shur Shot Gunite Pools, Inc., which described the two recessed lights to be located inside the pool/spa facing the same direction, both lights being lateral and horizontal.

On motion by Robert Maquat, seconded by Wallace Williams, the Commission voted to approve the proposed illumination for an inground pool, 15' x 25' with raised spa; two recessed lights, to be located inside the pool for Zoning Application Z-19-5328, Nicholas J. and Susan A. DeBellis, 85 Norton Road, Easton, CT. The Commission found that this application satisfies Section 3430 1. Swimming Pool d. "No pool shall be artificially illuminated unless such illumination shall have been approved by the Commission." and that this application appears to be in compliance with Section 6330 of the Easton Zoning Regulations, Lighting Standards. The vote was unanimous, 5-0, motion carried.

4. Correspondence - The Chairman noted that the Commission had been looking for a part-time Land Use Consultant and stated that Commissioner Justin Giorlando, P.E. appears to have the qualifications necessary for the vacant position for the Town of Easton Land Use Consultant.

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ADMINISTRATIVE AND OTHER MATTERS:

4. Correspondence (continued)

On vote by Robert Maquat, seconded by Raymond Martin, the Commission recommended that Justin Giorlando be hired as the new Land Use Consultant as he is best qualified to fulfill the vacant position for the Town of Easton Land Use Consultant. The vote was unanimous, 4-0, motion carried. Commissioner Giorlando did not vote.

ITEMS FOR DISCUSSION AND/OR ACTION:

3. Update on Grants and other related Planning issues:

Justin Giorlando gave the Commission an updated copy of the grant application for funding with the construction with CT DOT's Transportation Alternatives Program (TAP) for a Shared-Use Path along Route 59 (Sport Hill Road). Justin Giorlando noted that one item on the application needed to be corrected, on page 3, Item 7., paragraph 2, end of first sentence, a distance of 270 feet should be, a distance of 2700 feet.

Motion was made by Robert Maquat, seconded by Justin Giorlando, to support the Grant Application submitted by Justin Giorlando, Transportation Alternatives Program (TAP) for a Shared-Use Path along Route 59 (Sport Hill Road) as it is consistent with the Commissions expectations and subject to the one correction on page 3, Item 7., "270" feet being changed to "2700" feet. The Commission looks forward to making considerable progress. The vote was unanimous, 5-0, motion carried.

The Chairman noted receipt of an 8-24 Referral from the First Selectman, Adam Dunsby dated September 6, 2019. The Commission discussed the referral by memo of September 6, 2019 to the Easton Planning and Zoning Commission proposing the use of Town property for: 1. Eight tennis courts; 2. An artificial turf field hockey field and 3. Walking trail generally corresponding to the perimeter of the property but whose precise location has not been determined yet, on the Morehouse Road tract, as generally depicted on a plan map received from the Board of Selectmen entitled "Map of Property Showing Proposed Fields & Tennis Court, Prepared For Town of Easton, 515 Morehouse Road, Easton, Connecticut", dated August 31, 2019, prepared by Ochman Associates, Inc.

Bob January, of the public, stated that he supported the construction of the additional tennis courts. The Chairman noted that the construction and continued maintenance of the facilities would be built and funded by Sacred Heart and that Easton may be able to access the new pool, hockey arena and IT Center being built by Sacred Heart University on the former GE property.

On motion by Robert Maquat, seconded by Ross Ogden, the Commission recommends a favorable response to this 8-24 referral and has determined that the proposed uses and general locations of those uses are consistent with the Easton Town Plan of Conservation and Development 2018-2028, Planning & Zoning Commission, Effective December 31, 2018 and the Morehouse Civic Park Master Plan, adopted by the Planning and Zoning Commission, Effective December 5, 2015. The vote was unanimous, 5-0, motion carried.

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ADMINISTRATIVE AND OTHER MATTERS:

4. Correspondence - The Chairman noted the most recent update of the "Easton Village District FAQ" which is just over one page and asked the Commissioners to give their comments to the Secretary. The Secretary will e-mail the document to the Commissioners again.

Robert Maquat stated that himself and Commissioner Raymond Martin had met with Attorney Harold Rosnick, Pete Prizio, Edward Nagy, Bruce Bombero and Mark Ochman regarding Adirondack Estates. The Chair noted that progress was being made.

1. Minutes of Special Meeting August 26, 2019 of Easton Planning and Zoning Commission - Motion was made by Wallace Williams, seconded by Raymond Martin, to approve the Special Meeting Minutes for the August 26, 2019 Easton Planning and Zoning Commission Meeting as presented. The Secretary noted that the agenda had listed the minutes incorrectly as a regular meeting. The vote was unanimous, 5-0, motion carried.

At approximately 8:15 pm, there being no other business to be conducted, motion was made by, Wallace Williams, seconded by Raymond Martin, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anahia, Recording Secretary