

PRELIMINARY MINUTES OF REGULAR MEETING AUGUST 11, 2014  
PLANNING AND ZONING COMMISSION

Note: This draft, 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. APPROVED FINAL MINUTES will be filed in due course to replace this draft.

Chairman, Robert Maquat, called the meeting to order at approximately 7:05pm

Regular Members present: Robert Maquat, Wallace Williams, Steve Carlson,  
and Milan Spisek

Regular Members absent: Robert DeVellis

Alternate Members present: Ross Ogden and Raymond Martin

Alternate Members absent: Vincent Caprio

Town Officials present: John Hayes, Land Use Director

For the record: Alternate member Raymond Martin was appointed to vote for Robert DeVellis.

**ITEMS ADDED TO THE AGENDA FOR DISCUSSION AND/OR ACTION :**

1. Motion was made by Robert Maquat, seconded by Steve Carlson, to add to the agenda the discussion of applications submitted on behalf of Saddle Ridge Developers, LLC, by Matthew Ranelli, Shipman & Goodwin, LLP. The vote was unanimous, 5-0, motion carried.

Discussion was held at to the completeness of the applications submitted. The Land Use Director stated that the application was sufficiently complete to schedule for public hearing. It was noted that only a token fee of \$60.00 (state fee) was submitted with the application and that Town Counsel was working with the applicants' counsel to obtain the necessary fee.

Motion was made by Robert Maquat, seconded by Milan Spisek, to recognize that the above applications were sufficiently complete to schedule for public hearing for a date to be determined. The vote was unanimous, 5-0, motion carried.

**ADMINISTRATIVE MATTERS:**

4. Pending matters carried over from Commission meeting of July 28, 2014:

-- Aspetuck Land Trust: status of parking plans for ALT preserves off Freeborn and Wells Hill Roads. It was noted that the Commission had requested additional information about the expansion of the parking areas for the other ALT properties: Jump Hill, Wells Hill, Woodland and Wyldewood Roads, information of which contain the capacity of these other parking areas as well as providing improved enforcement. This information should be submitted before the Commission considers the application. The Land Use Director stated that he had met with Richard Ritzel, David Brandt and Adeam Dunsby that afternoon and discussed the expansion of other areas: the end of Wells Hill Road and at the Jump Hill area off Route 58. It was noted that the expansion of Wyldewood Road and Woodland Drive were inadvisable to develop as the opening on Woodland Road was narrow and there was not direct frontage on Wyldewood Drive.

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**ADMINISTRATIVE MATTERS:**

6. Pending matters carried over from Commission meeting of July 28, 2014:
  - Subdivision Application 05-01, "Adirondack Estates", Adirondack Trail – Request by Attorney Harold Rosnick to modify roadway intersection and basin spillway designs. It was reported by the Secretary that Attorney Harold Rosnick had called the Easton Town Hall that day and stated that he would be going to the Police Commission regarding the roadway intersection.

**ITEMS ADDED TO THE AGENDA FOR DISCUSSION AND/OR ACTION** (continued) :

2. Motion was made by Robert Maquat, seconded by Wallace Williams, to add to the agenda the discussion of the application submitted on behalf of Maple Row Farm by Attorney Raymond Rizio, Quatrella & Rizio, LLC. The vote was unanimous, 5-0, motion carried.

The chairman noted a letter dated August 6, 2014 to Maple Row Farm, c/o Raymond Rizio, Quatrella & Rizio from John Hayes, Land Use Director. Mr. Hayes discussed his letter and noted for the record that this application was incomplete to schedule for public hearing.

**PUBLIC HEARING:** (convened at approximately 7:45PM)

**Amend Section 7.2.1 of the Easton Zoning Regulations, "APPLICATION FOR SPECIAL PERMIT"** as follows: delete the present text of sub-paragraphs A through G inclusive and substitute new text. The proposed amendment will establish clearer standards for protection of Easton's residential and natural environment.

The Chairman noted and read the following items for the record:

1. A document entitled Proposed Amendments to Zoning Regulations Of the Town of Easton, ARTICLE 7, SPECIAL PERMITS"
2. E-mail dated August 8, 2014 from Daken Vanderburg, Sturbridge Road.
3. E-mail dated August 8, 2014 from Roger Forte, Sturbridge Road.
4. E-mail dated August 8, 2014 from Michael Krzewicki, Easton resident.
5. E-mail dated August 8, 2014 from Jason Baer, Easton resident.
6. E-mail dated August 10, 2014 from Taryn Vanderberg, Sturbridge Road.
7. E-mail dated August 10, 2014 from Pamela Serlin, Easton resident.
8. E-mail dated August 10, 2014 from Jeff Borofsky, Maple Road.
9. E-mail dated August 10, 2014 from Jennifer Johnson, Fawn Road.
10. E-mail dated August 11, 2014 from Craig Viani, Easton resident.
11. E-mail dated August 11, 2014 from Oresta Bilous-Olexy, Asmara Way.
12. E-mail dated August 11, 2014 from Frank Morse, 60 Flat Rock Drive.
13. E-mail dated August 11, 2014 from Nina Morse, 60 Flat Rock Drive.
14. E-mail dated August 11, 2014 from Leonard S. Paoletta, 19 Old Sport Hill Road.
15. E-mail dated August 11, 2014 from Frank Lisi.
16. E-mail dated July 29, 2014 from donna Stone for Dr. Floyd Lapp, FAICP, Exec. Dir. of South Western Regional Planning Agency.
17. Letter dated July 23, 2014 to Robert E. Maquat, Chairman, from Brian T. Roach, Supervisor, Environmental Protection, Aquarion Water Company.

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**PUBLIC HEARING** (continued):

18. Letter dated July 18, 2014 to Robert Maquat, Chairman, Easton Planning & Zoning Commission from Robert Mulholland, Chairman, Planning and Zoning Commission, Town of Newtown.
19. Letter dated July 11, 2014 to Robert Maquat, Chairman, Planning and Zoning Commission, Town of Easton from Brian Bidolli, Executive Director, Greater Bridgeport Regional Council.
- 19.
20. E-mail July dated July 18, 2014 from Patric Carleton , Regional Planner, Greater Bridgeport Regional Council si the Referral Summary Packet attached.
21. E-mail dated July 9, 2014 from Jonathan Chew, Executive Director, Housatonic Valley Council of Elected Officials.
22. Existing Article 7 Sections 7.1 and 7.2 of the Easton Zoning Regulations as noted and read by the Chairman.
32. Reference to portions of a memo dated May 6, 2014 To Rob Maquat, Chair, Easton P&Z from Ira W. Bloom, Esq. regarding review of Section 7.2.1D of the Easton Zoning Regulations to satisfy the recent Magliocco decision.

The following people signed to speak:

1. Jon August, 15 Soundview Drive – spoke.
2. Mike Krisko, 745 Morehouse Road – no comment.
3. Cynthia Fox, 225 Norton Road – left meeting.
4. Rick Muir, 26 Elm Drive – no comment.
5. Janie Muir, 26 Elm Drive- no comment.
6. Robert Sullivan, 9 Jesse Lee Drive – spoke.
7. Peter Kochersperger, 38 Jamestown Road, no comment.
8. Nick Kochersperger, 38 Jamestown Road, no comment.
9. Mark Bisson, 21 Bohus Lane – spoke.
10. Tim Brady, 53 Center Road – no comment.
11. Jeff Becker, 5 Cedar Hill Road – spoke.

Commissioner Wallace Williams suggested a few minor changes to the text of the proposed amendment to the Easton Zoning Regulations.

Easton resident Rick Muir questioned whether the Aspetuck Land Trust parking lot should require a special permit. It was noted that this was not one of the listed uses requiring a special permit.

The public hearing was closed.

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**ITEMS ADDED TO THE AGENDA FOR DISCUSSION AND/OR ACTION** (continued)

2. Motion was made by Robert Maquat, seconded by Wallace Williams, to discuss the violations issued to the Easton Village Store. The vote was unanimous, 5-0, motion carried.

The chairman noted the following items:

1. Notice of Zoning Violation dated August 6, 2014 issue to Marsel Huribal and Mary Catherine Huribal, Property Owner Easton Vilalage Center, LLC, d/b/a Easton Village Store, issued by Zoning Enforcement Officer, Town of Easton, Phillip A. Doremus.
2. Notice of Violation: Work done without permit, issued by Emil William Martin, Jr., Chief Building Official, Town of Easton, to Easton Village Center, LLC.
3. Memo dated 8/11/14 to P&Z Commission from P.A. Doremus, Zoning Enforcement Officer regarding Zoning Violations sent to Easton Village Store.

It was noted that a new doorway and stairs had been constructed to the patio in the setback without permits. This issue will needed more clarity and explanation; the ZEO will be contacted.

**OTHER ITEMS FOR DISCUSSION AND/OR ACTION:**

1. ZEO Report – The Chairman noted above mentioned memo dated 8/11/14 from P.A. Doremus, ZEO, regarding various other sites the ZEO visited.

The ZEO memo also addressed a portion of the Morehouse property to the rear of the Samuel Staples Elementary School which had been regraded. It was noted that before this property could be regarded it needed to go through a permission process, starting with the First Selectmen and then Planning and Zoning. It was noted that other parties may need to be notified as well such as the Board of Education and the State of CT. John Broadbin will be contacted regarding this process.

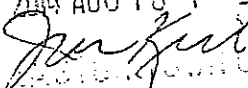
The report also addressed the following possible wood processing sites: 635 Stepney Road and 639 Stepney Road. It was noted that wood should not be increasing on those sites. Discussion was held that the ZEO should issue a zoning violation if there is a violation of the Easton Zoning Regulations.

It was also noted that the ZEO had visited 71 North Park Avenue regarding the parking of trucks; it was noted that the ZEO did not observe them.

At approximately 9:40PM, motion was made by Milan Spisek, seconded by Raymond Martin, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary

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TOWN CLERK

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