

PRELIMINARY MINUTES OF REGULAR MEETING
MARCH 25, 2013 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 7:10pm
Regular Members present: Robert Maquat, Steve Carlson, Milan Spisek, Wallace Williams and Robert DeVellis.

Alternate Members present: Ray Martin and Ross Ogden

Town Officials present: John Hayes, Land Use Director

For the record: All voting members were present.

ADMINISTRATIVE MATTERS:

2. Receipt of Resubdivision Map of Lot 9 of Adirondack Estates Prepared For River Ridge Estates, LLC. The Land Use Director, John Hayes, stated he had met with Attorney Hal Rosnick and had reached an acceptable solution to the grandfathered driveway shown on the Resubdivision Map of Lot 9 of Adirondack Estates. Mr. Hayes stated that he believed that the driveway could conform to current regulations if Attorney Rosnick were to expand the existing easements to 50 ft. wide. Mr. Hayes stated that the existing driveway is shared with the adjoining Choi property via two side-by-side 10-ft. easements, which meets the requirements for a "flag lot" accessway (Zoning Regulations 2.1.16) but lacks the 50-ft wide easement required by Zoning Regulations Section 5.15.1 I for a common driveway. Mr. Hayes further stated that the space exists for the required 50-ft accessway by combining the two easements with the Rosnick access strip and asked the Commission for their views as to whether the proposed modification of the map would make it acceptable to schedule a public hearing. The Commission agreed that the Land Use Director should speak with Attorney Hal Rosnick to verify that he will provide a maintenance agreement and a 50 ft. wide access Easement.
3. Correspondence: The Chairman noted a letter dated March 19, 2013 addressed to Robert Maquat, Chairman, Planning and Zoning Commission, regarding Special Permit Application for Affordable Accessory Apartment submitted by Robert Brunetti Sr., 115 Wilson Road, withdrawing the application. The chairman noted that the application will be resubmitted once the Certificate of Occupancy has been received from Building.

ITEMS FOR CONSIDERATION OR ACTION:

1. Subdivision Application 02-01, Subdivision Prepared for Harold Rosnick, Trustee, 301 Silver Hill Road. Bond release request in consideration of issues for final resolution. The Chairman noted a report received from Bruce Bombero, P.E., L.S., Deputy Director of Public Works/Assistant Town Engineer regarding 301 Silver Hill Road. It was noted that the bond had been reduced down to \$7,000 by the Planning and Zoning Commission previously and that no further action was required by the Commission.

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ITEMS FOR CONSIDERATION OR ACTION:

2. Subdivision Application 05-01, "Adirondack Estates" (bond posted June 21, 2012) request for bond reduction. The Chairman noted a report dated March 25, 2013 from Bruce Bombero, P.E., L.S., Deputy Director of Public Works/Assistant Town Engineer regarding the request for a partial reduction of the "Adirondack Estates" Subdivision bond, requested by Attorney Hal Rosnick. The Chairman noted that Attorney Rosnick had requested a \$90,000 reduction in his letter of February 28, 2013 but that the report from Bruce Bombero indicated that the work completed only totaled to \$36, 111.

Motion was made by Robert Maquat, seconded by Milan Spisek, to reduce the subdivision Bond for "Adirondack Estates" by \$36, 111. The vote was unanimous, 5-0, motion carried.

Planning Meeting Carryover Items:

- 2.) Wireless Telecommunication Facilities Study – Report to be made to Board of Selectmen. The Land Use Director noted that he had developed a matrix on Town-owned properties which the Subcommittee for Wireless Telecommunications Facilities, consisting of Wallace Williams and Raymond Martin had reviewed. Raymond Martin discussed the matrix and the changes proposed by himself and Wallace Williams. It appears that the most feasible site for a cell tower would be the Morehouse Road tract. The matrix will be revised and typed for the Commission's review. However, in the spirit of cooperation the Commission determined it would be desirable and helpful to receive comments from various Town agencies regarding the location of the proposed cell tower. It was determined that a general letter will be sent to the following agencies for comment, either written or oral, for discussion at the next Planning Meeting, April 8, 2013: Board of Education, Park and Recreation, Police, Fire, EMS, State of CT and Aquarion.

The Chairman noted that at the next Planning Meeting Ross Ogden and himself will give an update for the Subcommittee on Agriculture.

ADMINISTRATIVE MATTERS:

3. Correspondence: The Chairman noted a letter from Joel Z. Green of Green & Gross, P.C. dated March 22, 2013 with attached amendment to the Zoning Regulations regarding the establishment of a Town Green Center.

The Chairman noted that the Commission already has schedule a public hearing for an amendment to the Zoning Regulations for May 13, 2013. It was determined that this new proposed amendment to the Zoning Regulations from Joel Green should also be scheduled for public hearing on May 13, 2013.

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Planning Meeting Carryover Items:

1.) Old Staples School

Plan for future allocation and development of parking space on site. Report to be made to Board of Selectmen. The Land Use Director stated that he will discuss the plan with the Commission at the upcoming Planning Meeting, April 8, 2013.

The Land Use Director also stated that he had not yet contacted Rick Smith but would do so before the next meeting.

ADMINISTRATIVE MATTERS:

1. Minutes of Meetings for 1/14/13 and 1/28/13 - Ross Ogden was appointed to vote for Milan Spisek regarding the Minutes for 1/14/13 and 1/28/13 as Milan Spisek was absent from those meetings.

Motion was made by Wallace Williams, seconded by Steve Carlson, to approve the minutes for 1/14/13 as amended. The vote was unanimous, 5-0, motion carried.

Motion was made by Steve Carlson, seconded by Robert DeVellis, to approve the minutes for 1/28/13 as amended. The vote was unanimous, 5-0, motion carried.

At approximately 8:40pm motion was made by Milan Spisek, seconded by Steve Carlson, to adjourn the meeting. The vote to adjourn was unanimous, 5 in favor, none opposed


Margaret Anania, Recording Secretary

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EAST TOWN CLERK

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