

PRELIMINARY MINUTES OF SPECIAL MEETING OF
PLANNING AND ZONING COMMISSION

THURSDAY JULY 25,, 2013

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.

Regular Members present: Robert Maquat, Chairman; Steve Carlson; Wallace Williams and Robert DeVellis.

Regular Member absent: Milan Spisek

Alternate Member present: Raymond Martin

Alternate Member absent: Ross Ogden

Town Officials present: John Hayes, Land Use Director.

A SPECIAL MEETING of the Commission, duly notice in accordance with the requirements of Section 1-225 of the Ct General Statutes, convened on Thursday, July 25, 2013 in Conference Room A of the Easton Town Hall.

Chairman Robert Maquat called the meeting to order at 6:19PM. The Chairman read the legal notice of the meeting and appointed Alternate Member, Raymond Martin, to vote on behalf of Milan Spisek.

The Chairman outlined the general content of the application which had been filed on behalf of Frank Lisi (aka Hillspport, LLC) to amend the Town Zoning Regulations and Map to create a Town Green Center District located at 438, 439, 440, 444, 448 and 450 Sport Hill Road.

The Chairman noted that the CT General Statutes require that amendments to the Zoning Regulations be consistent with the general zoning plan of the Town and with the adopted Town Plan of Conservation and Development. He stated that he would call on each voting member for their views on the pending application.

A general discussion on the application followed, with each of the Commission members speaking in the following order: Steven Carlson, Wallace Williams, Robert DeVellis, and Raymond Martin. The discussion revolved around the following concerns:

- The application is not consistent with the established zoning plan of the Town of Easton because of its creation of commercial uses within the residential framework of Easton.
- The application does not reflect or support the recommendations of the adopted Town Plan of Conservation and Development.

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THURSDAY JULY 25,, 2013 (continued)

- The proposed TGCD Zoning Regulations are incomplete in not providing proper standards for control of traffic, to prevent adverse impacts on the watersupply watershed, to protect the residential character of the Town, and to require sound site planning.
- No clear statement of purpose has been established in the proposed regulations to guide the future development of the area.

The Chairman stated his concurrence with the views expressed by the other members and added that a consensus seemed to exist that the proposed application is not compatible with either the zoning plan of the Town of Easton or the Town Plan of Conservation and Development.

There was a general agreement that another special meeting would be warned and held on Wednesday, July 31, 2013 in the Conference Room of the Easton Town Hall to consider action on the pending application. The sole permissible business of the meeting having being completed, the Chairman called for an adjournment motion.

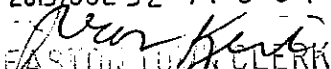
Adjournment was moved by Robert DeVellis, seconded by Wallace Williams, and adopted by unanimous vote at approximately 6:50PM.



John Hayes, Land Use Director, Secretary Pro-Tem

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