

PRELIMINARY MINUTES OF REGULAR MEETING  
FEBRUARY 24, 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 7:15pm

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

Regular Members absent: Milan Spisek

Alternate Members present: Ross Ogden and Raymond Martin

Town Officials present: John Hayes, Land Use Director

**ITEMS FOR CONSIDERATION OR ACTION:**

2. Subdivision application 12-02, Subdivision Map 71 North Park Avenue, Prepared For Helder L. & Jeffrey M. Bento, Easton, CT. Present at the meeting was Architect Wayne S. Garrick, representing Ethel and Elie Romano, abutters of the subdivision and the owner/applicant for the Subdivision, Jeffrey M. Bento; both were given an opportunity to speak about the proposed planting plan submitted by Ochman Associates, LLC. The Commission reviewed the planting plan as shown on a map entitled "Site Plan, 71 North Park Avenue, Prepared For Helder L. & Jeffrey M. Bento, Easton, CT., January 8, 2012", last revised 11/1/2012 by Ochman Associates, Inc. and determined that the engineer did not supply sufficient information regarding existing growth along the westerly boundary to verify the effectiveness of the proposed screening. The Commission suggested that the number of trees along that boundary be increased to 14 white pines and that the white pines be offset in a double-row arrangement at a minimum of 6-foot height to provide more effective screening.

The Commission also reviewed the revised subdivision bond estimate submitted by Ochman Associates, Inc. dated February 7, 2014., and a report dated February 21, 2014 from the Assistant Town Engineer recommending the subdivision bond be set at \$10,300. Motion was made by Robert Maquat, seconded by Steve Carlson, to set the subdivision bond at the recommended amount of \$10,300. The vote was unanimous, 4-0, motion carried.

The Chairman noted a letter dated January 7, 2014 from Jeffrey Bento requesting an additional extension of time, 90 days, to file his subdivision for 71 North Park Avenue. Motion was made by Steve Carlson, seconded by Wallace Williams, to grant the request for a final extension of 90 days to post the subdivision bond and file the subdivision map and related documents and easements for the above subdivision. It was noted that the extended final due date for filing the subdivision is May 31, 2014. The vote was 4-0, motion carried.

PRELIMINARY MINUTES OF REGULAR MEETING  
FEBRUARY 24, 2014 PLANNING AND ZONING COMMISSION

**ADMINISTRATIVE MATTERS:**

2. 55 Silver Hill Road: The Chairman stated that he had spoken with Town Counsel and that they were awaiting the receipt of a signed affidavit which acknowledges that the people living at the above property qualify under the Americans With Disabilities Act. The Chairman further stated that once this document has been signed and received, it would be made a public record.
3. Correspondence: The chairman noted the following correspondences:
  - a. Letter dated February 21, 2014 to Vincent Caprio from the Board of Selectmen appointing him as an alternate on the Planning and Zoning Commission.
  - b. Budget Prepared by John Hayes, Land Use Director and Commissioners Steve Carlson and Robert Maquat. The Land Use Director stated that the most significant increase was for GIS mapping necessary for the update of The Town Plan of Conservation and Development required to be updated by 2016. The Chairman signed the budget and invited Commissioners to attend the Budget Hearing on March 11, 2014.

**ITEMS DEFERRED FROM PREVIOUS COMMISSION MEETINGS:**

- 1) Master Plan for the Town-owned Morehouse Road Tract  
The Land Use Director briefly stated he would be meeting with John Broadbin on Wednesday regarding the differences in their plans and would primarily focus on the circulation layout and the location of the gazebo structure. The Chairman stated that once there is a final plan it can be brought to public hearing.
- 2) The Town "Center" at Sport Hill and Center Roads  
The Chairman stated that Frank Lisi should bring in a site plan and coordinate with some of his neighbors to create a site plan of the area.

**ITEMS FOR CONSIDERATION OR ACTION:**

3. Special Permit Application, SP-13-05, Town of Easton, Lessor, and Easton Country Day School, Lessee. Proposed amendment to Special Permit #05-07, granted September 28, 2005, for conduct of a Private School to serve Grades Pre-K through 12, pursuant to Easton Zoning Regulations Section 7.4, located at Old Staples School, 660 Morehouse Roads, discussion and possible action (public hearing closed 1/27/14). The Land Use Director, John Hayes, stated he is working on an updated parking plan based on the information generated from the public hearing held on the special permit, i.e. the adjustment of entrance/exit driveways. Mr. Hayes noted that the Easton Country Day School was currently in violation of the lease and suggested a "Temporary Certificate of Zoning Compliance" be issued in coordination with the Board of Selectmen and a timeline for completion.

**ADMINISTRATIVE MATTERS** (continued)

3. Correspondences: The chairman continued to note the following correspondences:
  - c. Letter dated February 21, 2014 from the Zoning Enforcement Officer to the Easton Village Store regarding "Indoor Seating Capacity".

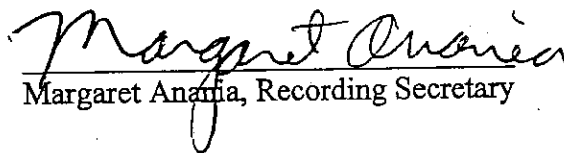
PRELIMINARY MINUTES OF REGULAR MEETING  
FEBRUARY 24, 2014 PLANNING AND ZONING COMMISSION

ADMINISTRATIVE MATTERS (continued)

3. Correspondences:

- d. Letter dated February 7, 2014 from Joel Silkoff, Facility Director, Easton Community Center, regarding the proposed new sign by the Helen Keller Middle School (PTA). The Chairman noted that the PTA still needs to coordinate with Parks and Recreation and the Board of Education.
- e. The Chairman updated the Commission regarding the placement of a cell tower on the Morehouse Road tract (report sent to the Board of Selectmen in August, 2013). The Chairman stated that he attended a recent Board of Selectmen Meeting and that the Town was looking into the feasibility and location of a DAS network.

At approximately 8:00PM motion was made by Steve Carlson, seconded by Robert DeVellis, to adjourn the meeting. The vote was unanimous, 4-0, motion carried.

  
Margaret Anania, Recording Secretary

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