

PRELIMINARY MINUTES OF REGULAR MEETING APRIL 21, 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 7:10pm

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

Alternate Members present: Raymond Martin and Vincent Caprio

Alternate Members absent: Ross Ogden

Town Officials present: John Hayes, Land Use Director and First Selectman, Adam Dunsby

For the record: Attorney Ira Bloom was present to represent the Town

ADMINISTRATIVE MATTERS:

1. Request by F. B. McGuire for the American Legion," Charles L. Ruman Post No. 160", for 7 temporary signs, to be placed at 7 locations throughout the Town of Easton to promote recruitment of the American Legion Post 160 in Easton.

The Chairman noted the application and request by F.B. McGuire for seven temporary signs to be used April 30, 2014 to June 30, 2014 and determined that that the proposed temporary signs communicate a municipal message. Motion was made by Robert Maquat, seconded by Steve Carlson to approve the application for the seven temporary signs which is in accordance with Sect./Para. 5.6.4(e) of the Easton Zoning Regulations, for a municipal sign which conveys public information, subject to the following stipulations:

1. Dates of use are granted only for the period of April 30, 2014 to June 30, 2014.
2. The 18" x 24" signs shall be allowed only at the requested seven locations and with the stipulations that the signs will not adversely affect the travelways, and to the satisfaction of the Zoning Enforcement Officer.
3. Permission must be obtained from the property owners before placement of the signs.
4. Signs must be removed within 48 hours.

The vote was unanimous, 5-0, motion carried.

2. Request by Carolee Johnson for the Jesse Lee Methodist Church to allow the placement of a temporary clothing donation bin, 41" x 43", to help the "Big Brothers Big Sisters of SWCT Foundation". The Chairman read a letter of request dated April 14, 2014 from Carolee Johnson on behalf of the Jesse Lee Methodist Church and noted an agreement with Big Brothers Big Sisters of SWCT Foundation to place a temporary clothing donation bin on Church property in the corner of the church parking lot next to the garbage bin.

PRELIMINARY MINUTES OF REGULAR MEETING APRIL 21, 2014
PLANNING AND ZONING COMMISSION

ADMINISTRATIVE MATTERS (continued)

2. The Commission found that the clothing bin would be temporary in nature and located adjacent to other Church property in the location depicted on the map dated February 5, 1973 by W. W. Tressler and in accordance with a letter dated April 14, 2014 from Carolee M. Johnson on behalf of Jesse Lee United Methodist Church. The Commission has required that the bin location be kept neat and orderly. Therefore based on the findings motion was made by Robert Maquat, seconded by Steve Carlson, to approve the request. The vote was unanimous, 5-0, motion carried.

3. Request by Heidi Armster, for Joel Barlow High School, for 5 temporary signs to to advertise an event called "Barlow's Palooza" to be held Thursday, May 22, 2014. Dates of use of the signs: 5/15/14 to 5/22/14. The Chairman noted a sign application submitted by Heidi Armster, on behalf of Joel Barlow High School with a two page attachment describing the event and depicting the sign. The Commission found that the proposed temporary signs communicate a municipal message. Motion was made by Robert Maquat, seconded by Wallace Williams, to approve the application for the five temporary signs in accordance with Sect./Para. 5.6.4(e) of the Easton Zoning Regulations, for a municipal sign which conveys public information, subject to the following stipulations:
 1. Dates of use are granted only for the period of May 15, 2014 to May 22, 2014.
 2. The 18" x 24" signs shall be allowed only at the requested five locations and with the stipulations that the signs will not adversely affect the travelways, and to the satisfaction of the Zoning Enforcement Officer.
 3. Signs must be removed within 48 hours of each event.
 4. Signs to be placed only at the five listed locations: Rte 58/Rte 59, Rte 59/ Rte 136, Morehouse Road/Banks Road, Rte 59 at HKMS and Center Road/Rte 136.The vote was unanimous, 5-0 motion carried.

4. Clean Energy Task Force – Presentation by Carroll Brooke
The Land Use Director, John Hayes, stated that he had met with Carroll Brooke of the Clean Energy Task Force and gave a brief comment on that meeting. Mr. Brooke gave a 10 minute presentation and submitted some pictures of solar panels located in an adjacent field of Choate Rosemary Hall. He cited a chart for building energy usage in 2012 for all Town of Easton Public Facilities and stated the goal set by the Clean Energy Task Force is to reduce energy use for Town Facilities by 20% by 2018. Mr. Brooke stated the most promising sites would be Samuel Staples Elementary School and Helen Keller Middle School.

At approximately 7:38PM, near the end of the discussion of the above item, regular Commissioner Milan Spisek arrived.

PRELIMINARY MINUTES OF REGULAR MEETING APRIL 21, 2014
PLANNING AND ZONING COMMISSION

ADMINISTRATIVE MATTERS (continued)

5. Correspondence – The Chairman noted a correspondence dated April 13, 2014 from Dr. Gerald Murphy of 145 Norton Road to Mr. Dunsby regarding “Residents Concerned About the Proposed Parking Lot On Freeborn Rd”, with several signatures of local neighbors (12 in all), which Chairman Robert Maquat was copied on; Mr. Maquat read the correspondence in its entirety.

Present at the meeting was First Selectman, Adam Dunsby, who submitted six items:

1. Memorandum dated April 21, 2014 to Planning and Zoning Commission from Adam Dunsby, First Selectman, two pages.
2. Letter to Adam W. Dunsby, First Selectman, dated April 17, 2014 from Mark Conese & Cynthia Fox.
3. E-mail from Rick Muir to Adam Dunsby dated April 14, 2014 with three pages of pictures.
4. Correspondence dated April 13, 2014 from Dr. Gerald Murphy of 145 Norton Road to Mr. Dunsby
5. E-mail dated April 13, 2014 from Rick Muir to Adam Dunsby.
6. Pamphlet by Aspetuck Land Trust of the “Trout Brook Valley, Crow Hill, Jump Hill Conservation Area Trail Map, 1, 009 acres”.

The First Selectman requested that the Planning and Zoning Commission conduct a study and provide recommendations on the overall parking situation along the southern and eastern portions of the Trout Brook Valley Conservation Area. Mr. Dunsby stated that the Commission should seek input from the Police Commission as they are the Town’s Traffic Authority.

Chairman Maquat stated that the Land Use Director, John Hayes, would conduct this study for the Commission. It was noted that a letter should be sent to the Aspetuck Land Trust to advise them of the current situation.

8:00PM EXECUTIVE SESSION:

The Commission scheduled an executive session at the end of its Administrative Matters at its regular meeting for the purpose of discussion of pending litigation regarding the Saddle Ridge Appeal, “Saddle Ridge Developers, LLC, et al. v Easton Planning and Zoning Commission and Easton Conservation Commission”, 124.7 acres located at Cedar Hill, Silver Hill, Sport Hill & Westport Roads. Motion was made by Robert Maquat, seconded by Wallace Williams, to go into Executive Session at approximately 8:00pm to discuss pending litigation. The vote was unanimous, 5-0, motion carried

At approximately 8:45PM motion was made by Steve Carlson, seconded by Robert Maquat, to come out of Executive Session. Vote unanimous, 5-0, motion carried.

PRELIMINARY MINUTES OF REGULAR MEETING APRIL 21, 2014
PLANNING AND ZONING COMMISSION

DISCUSSION AND/OR POSSIBLE ACTION:

The proposed amendment to the Easton Zoning Regulations: Amend Section 7.12 of the Easton Zoning Regulations, SPECIAL EXCEPTION FOR PRE-EXISTING FARM AND FOREST ACTIVITIES, subsection 7.12.2 concerning processing and sale of forest and tree products. The purposes of the proposed amendment are to clarify the permissibility of processing and sale of forest and tree products and to establish reasonable safety guidelines for dyeing and handling of colored mulch. The Commission discussed the proposed amendment at length but did not take any action.

PLANNING MEETING:

Item deferred from previous Commission Meetings:

Updating and Refinement of Zoning and Subdivision Regulations – The Commission had a brief discussion on the Zoning and Subdivision Regulations and several much needed amendments. The Chairman noted that there was money in the budget to get an outside consultant to review the regulations which appear to be numerous and that the Commission would also like to incorporate those regulations necessary to maintain the cultural heritage of the Town as well as other areas of agriculture and farming.

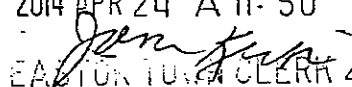
The Commission determined that the regular meeting scheduled for the Easton Planning and Zoning Commission on Monday, April 28, 2014 should be cancelled and determined that a Special Meeting should be convened on Monday, May 5, 2014 for consideration of proposed amendments to the Easton Zoning Regulations and the Planning Meeting items deferred from previous meetings.

At approximately 9:45PM, motion was made by Milan Spisek, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary

RECEIVED

2014 APR 24 A 11: 50


EASTON TOWN CLERK 4