

PRELIMINARY MINUTES OF REGULAR MEETING JUNE 28, 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, Wallace Williams, Steve Carlson
and Robert DeVellis (arrived at approximately 8:05pm)

Regular Members absent: Milan Spisek

Alternate Members present: Ross Ogden and Raymond Martin

Alternate Members absent: Vincent Caprio

Town Officials present: Phillip A. Doremus, Zoning Enforcement Officer, Edward Nagy, Town Engineer and Adam Dunsby, First Selectman

For the record: Alternate members Raymond Martin was appointed to vote for Robert DeVellis until he arrived and Ross Ogden was appointed to vote for Milan Spisek.

ITEM DEFERRED FROM PREVIOUS COMMISSION MEETINGS:

3. Update on proposed additional parking for Aspetuck Land Trust property.

The Chairman noted that he had received the following items:

- a. Letter dated June 23, 2014 from Richard Ritzel, President of the Board of Directors, and David Brandt, Executive Director, Aspetuck Land Trust.
- b. Map dated June 23, 2014 from Ochman Associates, Inc. entitled "Map Showing Proposed Parking Area For The Aspetuck Land Trust, Freeborn Road, Easton, CT."

Present at the meeting was Richard Ritzel, Kenneth Bernhard and Princie Falkenhagen of the Aspetuck Land Trust; they discussed the proposed parking area off Freeborn Road as Identified on the above map as well as other proposed areas for expanded parking.

Several people from the public spoke:

Kurt Naser, 25 Elm Drive

Cynthia Fox, 225 Norton Road

Mark Conese, 225 Norton Road

Rick Muir, 26 Elm Drive

Janie Muir, 26 Elm Drive

Shaun Malay, 44 Elm Drive

Discussion was held regarding limiting parking on Elm Drive and Freeborn Road; it was suggested to have some sort of permit parking. Discussion was held regarding the hiring of wardens to enforce the rules. Discussion was held regarding the possible use of Aquarion Water Co. property for parking.

Robert DeVellis arrived at the end of this discussion at approximately 8:05pm.

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ITEM DEFERRED FROM PREVIOUS COMMISSION MEETINGS: (continued)

3. Update on proposed additional parking for Aspetuck Land Trust property (continued)
The Land Use Director stated that he had met with David Brandt and that the proposed parking area off Freeborn Road was a logical and feasible location taking into consideration the character of the land; he noted it was not desirable to access private property through public roads. Mr. Hayes stated that in accordance with Zoning Regulation 5.10.2 the ALT should provide a site plan providing adequate off-site parking; he noted no hearing was required for review of such parking.

Discussion was held about contacting the Police Dept. to seek their input regarding the various areas of concern dealing with traffic and safety. Discussion was also held about having the Town Engineer review the driveway entrance to the proposed parking area.

The Commission requested additional information about the expansion of the parking areas for the ALT properties: Wells Hill Road, Wyldewood Road and Woodland Road. The Commission will continue with an open forum on this item at its July 28, 2014 meeting.

ADMINISTRATIVE MATTERS

2. Appointment: Wayne Garrick, Architect, for Romano, 69 North Park Avenue; complaint regarding 71 North Park Avenue. The Chairman noted a letter dated June 18, 2014 from Wayne S. Garrick, Architects regarding his clients Mr. and Mrs. E. Romano, abutters of 71 North Park Avenue, who reside at 69 North Park Avenue with pictures attached.

Wayne S. Garrick was present at the meeting and requested that the ZEO visit the property. He stated that Mr. Bento, owner of 71 North Park Avenue, has commercial vehicles on his Property that is not in conjunction with construction on the rear lot as no building permit has been applied for, but in conjunction with Mr. Bento's landscaping business. Mr. Garrick also stated that Mr. Bento uses the right of way easement which is maintained by the Romanos to bring this heavy equipment down to his property and that it is destroying the driveway. The Chairman stated that the ZEO will visit the property and report back to the Commission.

1. Appointments: Owners of properties at 639 and 720 Westport Road have been requested to attend the meeting regarding their alleged wood processing activities.
720 Westport Road – Mr. Jason Ortmeyer was present and stated he was "taking care of his household"; he stated that he heated his house with wood and occasionally sold off wood that was about to go rotten.
639 Stepney Road – Nikki Zeoli, owner, was not present at the meeting. She sent a letter dated June 12, 2014 to Planning and Zoning describing the activities being conducted on the property. In that letter she stated she would be ready to meet with the Planning and Zoning Commission again in about four weeks. The Chairman noted that they were awaiting a plan for this property.

The ZEO must visit these properties and report back to the Commission on their activities.

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ADMINISTRATIVE MATTERS (continued)

5. Correspondence – The Chairman noted that an e-mail had been received from a neighbor of 735 Stepney Road, Alison Sternberg, regarding continual lumbering and selling of wood. The Chairman noted that the husband of the owner of that property, William D. Bouton, Jr. came to the last meeting of the Planning and Zoning Commission and discussed the activities being conducted on site and stated he was not conducting a wood processing business as he stated previously in his letters to the Commission and was using the wood that was cut for his own personal use.

Neighbor of Bouton, Alison Sternberg, stated that Mr. Bouton has logs delivered to his property and that he hires people to split the wood on his property and that he also sells the wood. It was requested that the ZEO visit this property and report back to the Commission.

3. Complaint #14-081 forwarded from Department of Energy and Environmental Protection. The Chairman noted that a complaint that was sent to the Department of Energy and Environmental Protection was forwarded to Planning and Zoning. It was noted that DEEP in its letter stated that it was not investigating this complaint but was forwarding it to Planning and Zoning for its review and possible investigation.

ITEMS FOR CONSIDERATION OR ACTION:

1. Mylar site plan map and related documents for Easton Country Day School special permit application, SP 13-05; for review and endorsement. John Hayes stated he had met with John Town Engineer, Ed Nagy, regarding the mylar map and stated there was one small change to be made before the map can be filed in the land records.
2. Subdivision Application 05-01, "Adirondack Estates", Adirondack Trail – Request by Attorney Harold Rosnick to modify the subdivision. It was noted by the Chairman that Town Engineer, Ed Nagy was meeting with Mr. Rosnick at the site to resolve matters.

ITEM DEFERRED FROM PREVIOUS COMMISSION MEETINGS:

1. Proposed Amendments to Section 7.2.1 of the Easton Zoning Regulations. The Commission discussed the proposed amendment and motion was made by Robert Maquat, seconded by Robert DeVellis, to set the public hearing for this amendment for the second Monday in August, August 11, 2014. The vote was unanimous, 5-0, motion carried. The amendment will be sent for referral to the adjacent towns and municipal planning agencies.
2. Draft Master Plan for the Town's 127-acre Morehouse & Banks Road property. The LUD noted that the plan will be updated for: the changed walking trails and the request by the Clean Energy Task Force for solar panels, 4,900SF at the rear portion of the property and the possible use on the roof. It was also noted that the meadow location may be used for a future playing field and that the expansion of the sewage and wastewater system must be discussed with DEEP to allow for the proposed bathroom areas in the pavillion. It was also noted by the LUD that there was a necessity to relocate the Public Works storage yard and to provide a location for a wireless cellurlar tower. The LUD will continue to coordinate with John Broadbin regarding the completion of this master plan.

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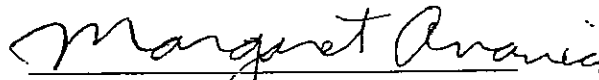
ADMINISTRATIVE MATTERS (continued)

5. Correspondence (continued)

The Chairman noted that a letter dated June 27, 2014 had been received from Pasquale Feola requesting another extension to complete his new dwelling under Zoning Conditional Permit #Z-11-4268. Motion was made by Robert Maquat, seconded by Wallace Williams, to grant the request for an additional 90 day extension to complete the construction of a new dwelling at 664 Sport Hill Road, in compliance with Item #5 of the "Conditions of Permit Z-11-4268 for Pasquale Feola, 664 Sport Hill Road" and therefore, the extended deadline to complete the project is now October 13, 2014. The vote was unanimous, 5-0, motion carried. It was noted that a progress report should be received from the Building Official regarding the status of this project.

The Chairman noted that regarding the master plan and the discussion of the wireless cellular tower, the Board of Selectman will be discussing at its next meeting the feasibility of whether Easton is a viable candidate for the DAS system.

At approximately 9:30PM, motion was made by Steve Carlson, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary

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