

MINUTES OF SPECIAL MEETING AND REGULAR MEETING MAY 2, 2016
PLANNING AND ZONING COMMISSION

Note: These minutes, 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.

Chairman, Robert Maquat, called the meeting to order at approximately 6:37pm.

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

Regular Member absent: Milan Spisek

Alternate Members present: Ross Ogden and Raymond Martin

Alternate Member absent: Vincent Caprio

SPECIAL PLANNING MEETING

6:30pm Town Plan of Conservation and Development, 2016

Meeting with Town Officials on an informal basis for perspectives on important Town issues as part of the process of updating the 2006 Town Plan of Conservation and Development (TPCD). Attending the meeting were members of the Town Agricultural Commission and the Easton farming community. The following people spoke:

1. Jean Stetz-Puchalski, Chair of the Agricultural Commission
2. Lori Cochran-Dougall, member of the Agricultural Commission
3. Timothy Brady, 53 Center Road, President of Fairfield County Farm Bureau, presented an 11-page handout entitled "Agriculture in Easton, Possible Revisions to Zoning Regulations (Revised Draft dated February 29, 2016) Updated May 2, 2016".
4. Holly Pryor, 175 Everett Road
5. Jeff Candee, 456 Morehouse Road, Candee's Farm

Robert Maquat, Chairman, distributed excerpts from several documents concerning planning for agriculture:

1. Document entitled "Planning and Zoning for Agriculture", Pages 8-11,
2. Pages 69-72 of the Town of Lisbon Zoning Regulations,
3. Pages 99-101 of the Town of Preston Zoning Regulations.

Chairman Robert Maquat noted several items received from Chester Burley, Chair of the Town Historical Society:

1. E-mails dated April 8, 2016 and March 30, 2016, with 2-page letter of Recommendations,
2. Office of Legislative Research, State of Connecticut, Research Report dated May 8, 2009, STONE WALL PRESERVATION LAWS, by: Jillian L. Redding, Legislative Fellow, 3 pages,
3. Document entitled "Stone Walls", from the Guilford Preservation Alliance, 6 pages,

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SPECIAL PLANNING MEETING

Town Plan of Conservation and Development, 2016 (continued)

4. Document from National Trust for Historic Preservation entitled "Managing Teardowns, Preserving Community Character and Livability", 27 pages.

Zoning Regulations Update -- The Commission continued its review and comment on possible changes to the Second Draft of the Easton Zoning Regulations.

At approximately 8:00pm the Commission began discussion of regular meeting agenda items.

ADMINISTRATIVE AND OTHER MATTERS

4. Receipt of Subdivision Application, 16-01, "Subdivision Prepared for 17 Adirondack Trail, LLC, Adirondack Trail, Easton, CT". The submission included plans dated February 1, 2016, updated April 18, 2016, and received April 29, 2016, for 3 proposed lots. An updated "Drainage Summary Report for 17 Adirondack Trail, Easton, CT", was also submitted. . Mark Ochman, P.E., the applicant's engineer, was present. The Land Use Director stated that the application is substantially complete and could be scheduled for public hearing. Mr. Hayes noted two items still needed: submission of a Common Driveway Easement and Maintenance Covenant document and a more complete "Planting Plan". The Commission scheduled the public hearing to be held its meeting of June 13, 2016, noting that the application is currently before the Inland Wetlands Commission.
3. Conditional Permit Z-14-4844 for Katherine and Ralph Kuhn, 24 Mills Lane. Katherine Kuhn was present at the meeting. The Commission reviewed the Kuhns' request for extension of their conditional permit, dated April 17, 2016, expressed in one-page letter to Robert Maquat, Chairman. Raymond Martin was appointed to vote for absent member Milan Spisek. Motion was made by Robert Maquat, seconded by Steve Carlson, to approve the extension of Conditional Permit Z-14-4844 for a period of 6 months. The motion was amended by Robert Maquat, seconded by Steve Carlson, to specify that a progress report be submitted in 3 months to assure progress is being made. The vote was unanimous, 5-0, motion carried.
5. Correspondence: The Chairman noted that a letter had been received from Attorney Robert Nicola, to Town of Easton Planning and Zoning Commission, dated April 29, 2016, requesting an extension of time to file the Abelin-Cocozza Subdivision, 40 Far Horizons Drive and 89 Beers Road. Motion was made by Robert Maquat, seconded by Wallace Williams, to add to the agenda the discussion of this item. The vote was unanimous, 5-0, motion carried. After a brief review of the extension request, a motion was made by Robert Maquat and seconded by Wallace Williams, to grant a 90-day extension of time to post the required bonds for the fee-in-lieu-of open space and the required documents and maps in the Easton Land Records for the Subdivision Application, 15-02. The extended due date to file the documents and post the bonds regarding this subdivision was set at August 24, 2016. The vote was unanimous, 5-0, motion carried.

Rick Muir of Elm Drive was present and submitted a two page document entitled "Proposal: In-lieu of a Freeborn Road Parking Area". The Land Use Director, John Hayes, stated that

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the Aspetuck Land Trust Board had met last week but Planning and Zoning had not yet received the revised parking plans and report. Mr. Hayes gave the Commission a brief update. This item will be addressed once a report is received.

For Planning Consideration

2. Town-owned property at 18-22 South Park Avenue (29.6 acres). Referral from Board of Selectmen for possible age-restricted residential use. - John Hayes, Land Use Director, had distributed a preliminary draft report dated April 4, 2016 at the previous meeting. Mr. Hayes submitted a supplemental report dated April 29, 2016 to the Commission discussing possible densities for an age-restricted development and projected sewage treatment requirements. Mr. Hayes briefly discussed his overlay map for the site. This item will be addressed more completely at the next meeting.

ADMINISTRATIVE AND OTHER MATTERS (continued)

1. Minutes of Planning and Zoning Commission Meeting: April 4, 2016 and April 25, 2016
Minutes of April 4, 2016 Meeting – Motion was made by Wallace Williams, seconded by Steve Carlson, to approve the minutes for April 4, 2016 as filed. The vote was unanimous, 5-0, motion carried.

Minutes of April 25, 2016 Meeting- Motion was made by Steve Carlson, seconded by Robert DeVellis to approve the minutes for 4/25/16 as filed. The vote was unanimous, 4-0, motion carried. Raymond Martin abstained as he did not attend the meeting of 4/25/2016.

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


Margaret Anania, Recording Secretary

(Edited and corrected by John Hayes, Land Use Director, May 4, 2016 and Wallace Williams
May 6, 2016)