

MINUTES OF SPECIAL MEETING SEPTEMBER 16, 2014
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 7:10pm

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

Alternate Members present: Vincent Caprio and Raymond Martin

Alternate Member absent: Ross Ogden

Town Officials present: John Hayes, Land Use Director

For the record: Present at the meeting was the Conservation Commission with their Chairman, Roy Gosse and Town Counsel, Ira Bloom.

Chairman Robert Maquat moderated the proceedings and read the following Planning and Zoning Commission legal notice into the record.

Roy Gosse, Chairman, of the Conservation Commission then read the legal notice for the Conservation Commission into the record.

Attorney Ira Bloom, Counsel for the Town of Easton, spoke and submitted a letter dated September 16, 2014 that detailed his discussion. Chairman Robert Maquat took note of the letter submitted for the record:

1. Letter dated September 16, 2014 to Members, Conservation Commission, Members, Planning and Zoning Commission Re: Saddle Ridge Developers, LLC, from Ira W. Bloom, Esquire, Berchem, Moses & Devlin P.C, two pages.

Matthew Ranelli, Esquire, of Shipman & Goodwin, LLP, Authorized Agent and Counsel for the Applicant, Saddle Ridge Developers, LLC, and the Owner, Silver Sport Associates, discussed the materials in the application submitted to the Planning and Zoning Commission.

Chairman Robert Maquat noted the following application materials for the record:

2. Booklet entitled "PETITION FOR TEXT AMENDMENT, MAP TEXT AMENDMENT, SUBDIVISION APPROVAL, AND SITE PLAN APPROVAL OF SADDLE RIDGE DEVELOPERS FOR PROPERTY LOCATED AT SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD, AND WESTPORT ROAD (ROUTE 136)" dated August 7, 2014, "EASTON CROSSING", consisting of tabs 1 through 15 plus a Table of Contents, received August 8, 2014.
3. Supplemental Materials with cover letter dated August 29, 2014 to Mr. Robert Maquat, Chair, Planning and Zoning Commission from Matthew Ranelli, Esquire, Shipman & Goodwin, consisting of tabs 1 through 3.

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4. Package of maps entitled "EASTON CROSSING SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD, EASTON CONNECTICUT", dated August 4, 2014, received August 8, 2014, total of 28 pages including cover page.
5. Architectural renderings, four pages including cover, entitled "Easton Crossing, Sport Hill Road, Easton, CT", prepared by Stein/Troost Architecture, LLC. received August 8, 2014.
6. "PROPERTY SURVEY PREPARED FOR: CARLSON CONSTRUCTION, SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD EASTON, CONNECTICUT", dated April 25, 2008, last revised 2/5/09, by Milone & MacBroom, 2 pages.
7. Book entitled "ENGINEERING REPORT EASTON CROSSING SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD, AND WESTPORT ROAD, EASTON, CONNECTICUT", prepared by Milone & MacBroom, with two maps in pocket of the book entitled "SITE PLAN-EXISTING CONDITIONS TR-20 WATERSHED MAP EASTON CROSSING SPORT HILL ROAD SILVER HILL ROAD CEDAR HILL ROAD AND WESTPORT ROAD EASTON, CONNECTICUT" and "SITE PLAN-PROPOSED CONDITIONS TR-20 WATERSHED MAP EASTON CROSSING SPORT HILL ROAD SILVER HILL ROAD CEDAR HILL ROAD AND WESTPORT ROAD EASTON, CONNECTICUT".
8. Large colored map entitled "SITE PLAN – REGULATED ACTIVITIES COMPARISON PLAN EASTON CROSSING SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD 7 WESTPORT ROAD, EASTON, CONNECTICUT", prepared by Milone & MacBroom.

Chairman Roy Gosse noted the application materials received by Conservation.

Ted Hart, P.E. of Milone & MacBroom, Inc. discussed selected site plan sheets from the application materials submitted for "Easton Crossing".

Jennifer Beno, of Soil Science and Environmental Services, Inc., discussed the "Environmental Assessment Report Proposed 'Easton Crossing' Residential Development Sport Hill Road, Silver Hill Road, Cedar Hill Road & Westport Road, Easton, CT", dated August 20, 2014 submitted with the supplemental materials. There were several questions raised about blasting and the lack of data on the quality of water.

Michael Stein, RA, LEED, AP of Stein/Troost Architecture, discussed three of the six models proposed for "Easton Crossing" submitted with the application materials: "The Greek Revival", "The Georgian" and "The Federal".

Matthew Ranelli reviewed the Affordability Plan.

George Trudell, of Trudell Homes, 48 South Main Street, Newtown, CT was present and stated that he would be the builder.

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The Land Use Director asked several questions.

Attorney Matthew Ranelli responded to the questions.

David Sullivan, P.E., Manager of Traffic Engineering, Milone & MacBroom, presented his traffic report dated August 6, 2014.

Attorney Matthew Ranelli discussed his Memorandum dated August 6, 2014 Re: Affordable Housing Statistics for Easton and State Housing Market Analysis, Tab 12 of the application.

Outside consultant for the Town, Todd Ritchie, P.E., Senior Project Manager of GHD had no comments.

Chairman Roy Gosse requested a site visit to "Easton Crossing" and continued the public hearing for Conservation to September 23, 2014 to determine the date of that site visit.

Chairman Robert Maquat, continued the public hearing held by the Planning and Zoning Commission to Monday, October 20, 2014 at 7:00PM, Helen Keller Middle School Cafetorium.

At approximately 9:15PM, 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