

MINUTES OF SPECIAL MEETING NOVEMBER 3, 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: Ross Ogden and Raymond Martin

Alternate Member absent: Vincent Caprio

Town Officials present: John Hayes, Land Use Director and Edward Nagy, PE, Town Engineer  
Chairman Robert Maquat read the Planning and Zoning Commission legal notice into the record.

Attorney Janet Brooks, representing the Coalition to Save Easton, discussed her two page memo addressed to Leslie Minasi, The Coalition to Save Easton, dated September 16, 2014, Re: Whether proposed accessory apartments qualify as affordable housing.

Matthew Ranelli, Esquire, of Shipman & Goodwin, LLP, Authorized Agent and Counsel for the Applicant, Saddle Ridge Developers, LLC, and the Owner, Silver Sport Associates, responded to Attorney Janet Brook's comments on whether the proposed accessory apartments qualify as affordable housing.

Attorney Ira Bloom, Counsel for the Town of Easton, commented on whether the proposed accessory apartments qualify as affordable housing.

Attorney Janet Brooks gave additional comments on the application submitted by Saddle Ridge.

Steven Danzer, Phd, Professional Wetland Scientist, Certified Professional Soil Scientist (CPSS #353463) of Steven Danzer PHD & Associates, LLC, discussed his "Environmental Report, Saddle Ridge, Easton, CT, dated October 29, 2014. He submitted two items for the record:

1. DEP Bulletin No. 11 entitled "Carrying Capacity of Public Water Supply Watersheds: A Literature Review of Impacts on Water Quality From Residential Development", dated March 1990, totalling approximately 179 pages.
2. Ten page report with map attached entitled "Environmental Report, Saddle Ridge, Easton, CT", dated October 29, 2014 from Steven Danzer PhD.

Attorney Ranelli questioned Mr. Danzer on several issues relative to his report.

Princie Falkenhagen of 336 Silver Hill Road and member of the Coalition to Save Easton, an off-shoot of the Citizens for Easton, spoke on their behalf.

Former Selectman, William J. Kupinse, Jr., spoke on behalf of the Citizens for Easton. He read and submitted the following item:

INSTR # S2014000428  
CHRISTINE HALLORAN TOWN CLERK EASTON CT  
REC'D 11/12/2014 03:45:49 PM

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3. One page letter written by Verne Gay, President of the Citizens for Easton, dated October 27, 2014, addressed To: Easton Planning and Zoning Commission Re: Current Saddle Ridge Developers, LLC Application before Planning & Zoning Commission & Conservation Commission”.

Attorney Ranelli submitted three items which the Chairman noted for the record.

4. 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 November 3, 2014, ‘EASTON CROSSING’ Supplemental Materials, consisting of tabs 1 through 21.
5. Engineering Report Addendum, Easton Crossing, Sport Hill Road, Silver Hill Road, Cedar Hill Road, and Westport Road, Easton, Connecticut, dated October 31, 2014, MMI #2683-01-27 Prepared for: Saddle Ridge Developers, 68 Soundview Drive, Easton, Planning and Zoning Commission from Matthew Ranelli, Esquire, Shipman & Goodwin, consisting of tabs 1 through 3.
6. Package of revised maps for “EASTON CROSSING”.

Attorney Matthew Ranelli discussed selected tabs from the new supplemental materials submitted, dated November 3, 2014.

Ted Hart, P.E. of Milone & MacBroom, Inc. discussed selected tabs from the new supplemental materials submitted for “Easton Crossing” and Engineering Report Addendum, dated October 31, 2014.

Chairman Robert Maquat noted the following materials for the record:

7. Letters of extension of public hearings:
  - a. Letter dated October 21, 2014 to Roy Gosse, Chair, and Commission Members, Inland Wetlands and Watercourses Agency/ Conservation Commission - Extension of public hearing to November 6, 2014, from Matthew Ranelli, Esq., Shipman & Goodwin LLP.
  - b. Letter dated October 21, 2014 to Robert Maquat, Chair, and Commission Members – Extension of public hearing to November 3, 2014, from Matthew Ranelli, Esq. Shipman & Goodwin LLP.
8. Two page letter to Mr. Robert Maquat, Chairman, Easton Planning and Zoning Commission dated October 29, 2014 from James Long and Roger Reynolds of the Connecticut Fund for the Environment sent via e-mail to Margret, by Roger Reynolds, October 29, 2014.
9. Eighteen page submission from Steven D. Trinkaus, PE, CPESC, CPSWQ, Trinkaus Engineering, LLC, sent via e-mail to Margret October 31, 2014.
10. E-mail sent to Brian Roach, Aquarion Water Company from Margret dated October 24, 2014 with attached one page letter dated October 24, 2014 from Robert Maquat, Chairman, Easton Planning and Zoning Commission to Brian Roach, Aquarion Water Company, and comments from Todd Ritchie, P.E., of GHD, in a nine page report dated October 17, 2014.

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11. E-mail to Margret from Brian T. Roach, Supervisor, Environmental Protection, Aquarion Water Company, Re: GHD Report – Easton Crossing Technical Review, requesting comments on GHD’s review dated October 21, 2014.
12. One page Letter to Easton Planning and Zoning Commission to Grant & Margaret Monsarrat, 370 N. Park Avenue, Easton, CT 06612 dated October 20, 2014.
13. E-mail dated September 18, 2014 to Margret from Patricia Bisacky, Re: attachment not sent with letter from DPH/Drinking Water (now attached) - Two page attachment entitled “General Construction Best Management Practices for Sites within a Public Drinking Water Supply Area, Drinking Water Section, July 2014, CT Department of Public Health”.
14. E-mail from Krista Kot to Margret, with memo from Matthew Pawlik, DPH, Subject: FW: Water Treatment System Backwash Disposal Leach System 2014 Low Flow Water Treatment Wastewater GP.pdf, Backwash Leaching System.PDF, dated October 22, 2014.
15. E-mail sent by Margret to required distribution dated October 29, 2014 with attached document entitled The Easton Crossing Proposal, A Report To The Easton Planning and Zoning Commission, John Hayes, Town Planning Consultant, October 27, 2014.
16. E-mail from Elaine O’Keefe, 21 Bohus Lane, Easton, CT, dated November 2, 2014 to Margret, Subject: Plenty Saddle Ridge Application.
17. E-mail from Diane Boisvert dated November 3, 2014 to Margret, Subject: tonight’s Planning and Zoning Commission meeting November 3, 2014.
18. E-mail from Edward Nagy, dated October 31, 2014 sent to Distribution list including Margret Subject: Easton Cross/Saddle Ridge, Attachments: P&Z –EASTON CROSSING – Supplemental letter.
19. One page letter dated Nov. 2, 2014 to Easton Planning & Zoning Commission From: Diane Pepe, Diane Wilson (Cedar Hill Rd. residents) Re: Easton Crossing – Subdivision Application.
20. E-mail from Jeff Becker dated November 3, 2014 to Margret, Subject: Easton Crossing with numerous pages of data attached totaling 30 pages in all.
21. Set of plan maps entitled “EASTON CROSSING, SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD, EASTON CONNECTICUT”, dated August 4, 2014, Rev. October 30, 2014”, total of 28 pages including cover page. CONNECTICUT” (See item 5).

The following members of the public spoke at the public hearing:

Bert Webbe, 260 Maple Road  
Bruce LePage, 18 Cold Spring Road  
Jane Price, 30 Sherwood Road

The Chairman took note of the following item:

22. Public Comment to Easton P&Z from Jane Price, Sherwood Road, dated 11/03/14.

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The following person from the public spoke:  
Dolly Curtis, 35 Flat Rock Road

The Chairman stated that the list of people signed to speak had been exhausted, however; a show of hands indicated several other people who wanted to speak who did not sign the list. Therefore, at approximately 10:40pm the Chairman declared a five minute break.

The meeting resumed at approximately 10:45pm

The Chairman noted the following document for the record

23. Letter dated August 13, 2014 from Saddle Ridge Developers LLC authorizing Shipman & Goodwin LLP and Milone & MacBrrom to pursue all necessary land use applications from the Town of Easton and its various Commission and Agencies.

The following members of the public signed the list and spoke.

Laurel Fedor, 4 Maple Road

June Logie, 140 Rock House Road

John Forgione, 7 Wyldewood Road

Mark Bisson, 21 Bohus Lane

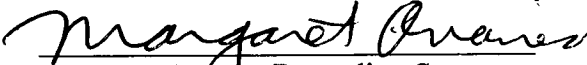
Lea Silvestro, 224 Beers Road

The Chairman noted for the record the following item:

24. Letter dated November 3, 2014 to Mr. Robert Maquat, Chair, and Commission Members Planning and Zoning Commission consenting to an extension of the public hearing through November 24, 2014, from Matthew Ranelli, Esq. Shipman & Goodwin LLP.

Chairman Robert Maquat, declared the public hearing held by the Planning and Zoning Commission continued (recessed) to Monday, November 24, 2014 at 7:00PM, Helen Keller Middle School Cafetorium.

At approximately 11:00PM, motion was made by Milan Spisek, seconded by Steve Carlson, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary