

MINUTES OF SPECIAL MEETING JANUARY 5, 2015
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 7:05pm.

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

Alternate Members present: Ross Ogden and Vincent Caprio

Alternate Members absent: Raymond Martin

Town Officials present: John Hayes, Land Use Director

ADMINISTRATIVE MATTERS:

3. Bond release report for the Minardi Subdivision (report from Town Engineer has been received 12/15/14). The chairman noted two items for the record:

1. Letter dated January 5, 2015 from Edward L. Nagy, P.E., Town Engineer, Director of Public Works.
2. Partial Subdivision Bond Release form dated 1/5/2015 from Edward L. Nagy, Director of Public Works/Town Engineer.

Motion was made by Robert Maquat, seconded by Steve Carlson, to reduce the current subdivision bond amount for the Frank Minardi Subdivision, 53 Ridgeway, of \$104,300 plus interest to \$52,150. The vote was unanimous, 4-0, motion carried. (Milan Spisek did not vote as he had momentarily left the room.)

2. Progress report on Zoning Permit Z-11-4268, Pasquale Feola, 664 Sport Hill Road, to complete the construction of a replacement dwelling and request for 90 day extension. The Chairman noted two items for the record:

1. Letter requesting 90 day extension of Conditional Zoning Permit, Z-11-4268, from Pasquale Feola, 664 Sport Hill Road, Easton, CT, dated January 1, 2015.
2. E-mail dated 1/5/15 from Anthony M Baldino Custom Homess LLC, 595 Walnut Hill Road, Thomaston, CT 06787, with attached Progress Report As Of 1/4/15 For 664 Sport Hill Road.

Motion was made by Robert Maquat, seconded by Steve Carlson, to approve 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" subject to submitting a progress report in 45 days. The extended deadline to complete the project is now April 11, 2015. The vote was unanimous, 5-0, motion carried.

4. Appointment: Wayne Garrick, licensed architect, representing M/M Romano, 69 North Park Avenue, was present regarding a complaint about 71 North Park Avenue, Owner, Jeff Bento. Wayne Garrick stated that his client, Elie Romano, has sent him numerous pictures of commercial vehicles being parked on Mr. Bento's property. Mr. Garrick also stated that Mr. Bento is bringing these commercial vehicles down a right-of-way maintained by Mr. Romano; Mr. Garrick will provide the Commission with a copy of this driveway easement. The Commission will review the Easement. A letter will be sent to Mr. Bento from the ZEO regarding the parking of commercial vehicles on his property.

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Easton Crossing Applications

Application, by Saddle Ridge Developers, LLC, the proposed Developer and applicant, on behalf of Silver Sport Associates, Owner, pursuant to Conn. General Statutes Sec. 8-30g, to construct a housing development with an affordable component on their property of approximately 124 acres bounded by Sport Hill Road, Silver Hill Road, Cedar Hill Road and Westport Road, including 897 Sport Hill Road (Map 3773-B/Lot 15-1), 48 Cedar Hill Road (Map 3774-B/Lot 27D), and Maps 3774-B-3773B/Lot 7.

Commission member Ross Ogden left the meeting. Commission member Vincent Caprio left the table and sat in the audience.

Attorney Ira Bloom (Town Counsel) was present at the meeting. Attorney Bloom mentioned that the other two appeal cases were still pending.

The Chairman polled the Commission members regarding their views on the applications.

A draft Resolution will be prepared by Attorney Ira Bloom.

At approximately 8:30PM, 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