

SPECIAL MEETING MINUTES
FOR THE EASTON PLANNING AND ZONING COMMISSION
CONFERENCE ROOM A, EASTON TOWN HALL, 225 CENTER ROAD, EASTON
MONDAY, AUGUST 14, 2017

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 regular meeting to order at approximately 5:45pm.

Regular Members present: Robert Maquat, Wallace Williams and Ross Ogden

Regular Members absent: Milan Spisek

Alternate Member present: Raymond Martin

Alternate Member absent: Alison Sternberg

For the record: The Chairman noted that all four members present would be part of the Executive Session as voting members. Raymond Martin voted in absence of a regular voting member.

EXECUTIVE SESSION

At approximately 5:45pm, on motion by Wallace Williams, seconded by Ross Ogden, the Commission went into Executive Session to discuss pending litigation. The vote was 4-0, motion carried. At 6:55pm, on motion by Raymond Martin, seconded by Ross Ogden, the Commission voted 4-0, to come out of an Executive Session and then took a five minute recess.

After a five minute recess the Commission resumed the Meeting at approximately 7:00pm and discussed the items listed on the agenda.

ADMINISTRATIVE AND OTHER MATTERS

3. Correspondence – The Chairman noted that he had received an e-mail from Chair, Dori Wollen, Easton Conservation Commission, dated August 10, 2017 regarding “First Cuts”. The Commission reviewed an e-mail from Glenn Chalder dated August 14, 2017 with a sample of what West Hartford has in their Regulations. The Chairman stated that he had spoken to Attorney Ira Bloom regarding this issue and that he had stated that Wetlands has no jurisdiction for a “First Cut”; according to Ira Bloom, Wetlands gets to weigh in when there is an application for a building permit, not beforehand.

ITEMS FOR DISCUSSION AND/OR ACTION:

2. Continued review of update of proposed Draft Zoning Regulations – Final comments to be sent to outside consultant Glenn Chalder. The Chairman noted that part of the problem of creating a Village Center (Town Center) as it pertains to the Town Plan and the Zoning Regulations was being able to clearly define the proposed services and uses that would be appropriate for the Town Center. Commissioner Ross Ogden had forwarded a link to the Town of Kent website for “Kent Barns”. The Chairman noted that he had visited “Kent Barns” and shared with the Commission many pictures he took and noted that Easton could benefit from a similar Town Center which would enhance community; he also referred to the material received from a recent meeting with METROCOG regarding Village Districts.

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ITEMS FOR DISCUSSION AND/OR ACTION: (continued)

1. Receipt of request dated June 17, 2017 from Attorney Harold Rosnick Re: Adirondack Estates Subdivision, Application, 05-01, Adirondack Trail – Present at the meeting was Attorney Harold Rosnick, Ronald Ochman, P.E., R.L.S., Mark Ochman, P.E.L.S. and Town Engineer, Director of Public Works, Edward Nagy. Mr. Ronald Ochman discussed with the Commission his letter dated August 10, 2017 and the plan maps prepared by him for “Adirondack Estates” dated January 16 2016, last revised 1/23/17. Mr. Ochman proposed the following changes to the detention basins individually:

Detention Basin 1

Existing berm minimum width is 2’6”. Widen to 3ft.

Detention Basin 2

Existing berm minimum width is 6 feet wide. Remain as is.

Detention Basin 3

Existing berm minimum width is 2’4”. Widen to 3ft.

Detention Basin 4

No berm

Detention Basin 5

Existing berm after outlet structure is 1’6”. Widen berm to 5.5 ft. as requested by your office and as shown on plans per revision dated November 26, 2006. (9.5 ft. wide at contour 228)

Detention Basin 6

Existing berm minimum width is 1’. Widen berm to 3ft.

The fill material on all proposed corrected detention basins shall be compacted with a compactor or traversed by at least one wheel or tread track of the equipment. The corrected basins shall be seeded with a New England Erosion Control mixture.

Edward Nagy discussed the approved plans with conditions for “Adirondack Estates”, last revised November 27, 2006, stated that the contractor should modify the berms to the sizes indicated on the approved plans.

After discussion it was agreed that the changes to Basins 1,2,3,4 and 6 would be acceptable as proposed in the letter dated August 10, 2017 from Ronald Ochman, P.E.R.L.S. It was agreed that Basin 5 would be widened to 3’6”, approximately 1 foot on each side, to comply with the Town of Easton’s drainage requirements and allow for proper maintenance.

The contractor for Adirondack Estates will widen the berms to the agreed upon width, in accordance with the letter dated August 10, 2017 from Ronald Ochman, P.E.R.L.S., except for Detention Basin 5; the width of that berm will be widened to 3’6”. The contractor will compact the berms and seed them, as agreed upon, and will call 48 hours in advance of the installation, so the Town may monitor the implementation of the agreement. Public works will respond within 48 hours of call for inspection and inspect it for compliance with the agreement.

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TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

The Chairman noted a memo from John Hayes, Planning Consultant dated August 11, 2017, regarding Public Act 17-170, Amendments to the Affordable Housing Land Use Appeals Act (C.G.S. Section 8-30g.). John Hayes stated that there were two important changes:

1. Requirement that each municipality prepare an Affordable Housing Plan updated every five years.
2. The point system by which municipalities acquire credits for constructed affordable housing units has been modified to allow one credit for sold units and 1.5 credits for rented units; this act also enables municipalities to institute a moratorium of four years on new 8-30g. applications once Town credits have reached their minimum amount.

A policies memo summarizing Issues and Priorities for the Town Plan 2017, distributed at July 12 meeting and revised July 19, 2017 and distributed at the meeting of July 24, 2017, was discussed by the Commission.

A memo summarizing “Principal Policy Recommendation for the Town Plan of Conservation and Development” as offered by Citizen Groups and Officials was also discussed. (This memo had been distributed previously in August of 2016).

The Chairman noted that the Town may be possibly referring another solar array at the Town-owned Morehouse Road property north of the existing solar array. Commissioner Ogden noted that this may affect the trails proposed on that property. The Chairman noted that the Town still needs to appoint a Town Trails Committee to study the proposed Trails and Greenways Plan as requested in Planning and Zoning’s letter dated July 10, 2017 as discussed at the Board of Selectmen Meeting of July 20, 2017.

The Chairman also noted that there may also be in the future a referral for a proposal for a bus depot on the town-owned property on Morehouse Road; coordination is still needed between the Town of Redding and the Town of Easton.

The Town Engineer, Ed Nagy, stated that the Town of Easton is in need of cold storage to store items for the Parks and Recreation Department and the Police Department, among others; he suggested a pole barn 40’ x 100’ but stated that a pole barn 60’ x 100’ would service the Town better by providing an area for light maintenance on Town buses or vehicles which may be located on-site in the future.

ITEMS FOR DISCUSSION AND/OR ACTION: (continued from page 1)

2. Continued review of update of proposed Draft Zoning Regulations – The Chairman stated that he would compile a list of items that were questionable and get in touch with Glenn Chalder. The Secretary will make sure Glenn Chalder is available in September to discuss any outstanding issues.

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ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes of Regular Meeting, July 24, 2017 of the Easton Planning and Zoning Commission - Motion was made by Wallace Williams, seconded by Raymond Martin, to approve the Minutes of Regular Meeting July 24, 2017 of the Easton Planning and Zoning Commission as filed. The vote was unanimous, 3-0, motion carried. Ross Ogden did not vote as he did not attend that meeting.

At approximately 9:00pm, motion was made by Wallace Williams, seconded by Ross Ogden, to adjourn the special meeting. The vote was unanimous, 4-0, motion carried.


Margaret Anania, Recording Secretary