

SPECIAL MEETING MINUTES
FOR THE EASTON PLANNING AND ZONING COMMISSION
CONFERENCE ROOM A, EASTON TOWN HALL, 225 CENTER ROAD, EASTON
MONDAY, OCTOBER 16, 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 Special Meeting to order at approximately 5:42pm.

Regular Members present: Robert Maquat, Wallace Williams, Ross Ogden and Raymond Martin (The Chairman noted that at the October 5, 2017 Board of Selectmen Meeting Raymond Martin was appointed a regular member.)

Alternate Members present: Alison Sternberg and Justin Giorlando (The Chairman noted that at the October 5, 2017 Board of Selectmen Meeting Justin Giorlando was appointed an alternate member.)

For the record: The Chairman appointed Alison Sternberg to vote in absence of a regular voting member.

EXECUTIVE SESSION

Pursuant to CT General Statutes Section 1-225 The Planning and Zoning Commission scheduled an Executive Session to discuss pending litigation:

THE COALITION TO SAVE EASTON v. EASTON PLANNING AND ZONING COMMISSION; SADDLE RIDGE DEVELOPERS, LLC and SILVER SPORT ASSOCIATES LP v. EASTON PLANNING AND ZONING COMMISSION

The Chairman read the notice for the Executive Session. The Chairman noted that all four voting regular members were present. Motion was made by Wallace Williams seconded by Ross Ogden, to go into the Executive Session to discuss the pending litigation. The vote was unanimous, 4-0, motion carried.

At approximately 6:35pm motion was made to come out of Executive Session by Raymond Martin, seconded by Wallace Williams, The vote was unanimous, 4-0, motion carried.

After a brief five minute break, at approximately 6:40pm, the special meeting resumed. Present at the meeting was now the Alternate Members Alison Sternberg and Justin Giorlando.

ADMINISTRATIVE AND OTHER MATTERS

2. Request by Easton Country Day School for 6 temporary signs, 18" x 24", to announce Easton Country Day School Open House, November 19, 2017, 12pm; Dates of use: 10/16/2017 to 11/19/2017. The Chairman noted receipt of Town of Easton Planning & Zoning Application for Temporary Sign Permit ZTS-17-03, dated 10/11/2017, submitted by Rob Marchionni on behalf of the Easton Country Day School which he read in entirety, noting the six locations for which the signs were to be displayed. The Commission reviewed the application and the Chairman noted that the sixth location appeared to be in Fairfield.

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ADMINISTRATIVE AND OTHER MATTERS (continued from page one)

2. Request by Easton Country Day School (continued)

Motion was made by Robert Maquat, seconded by Wallace Williams, to approve the request for temporary signs, Application ZTS-17-03, by Easton Country Day School subject to the following:

1. Dates of use are granted only for the period of October 16, to November 19, 2017.
2. The signs shall be allowed only at the requested five locations in Easton, with the stipulations that the signs will not adversely affect the travelways, and to the satisfaction of the Zoning Enforcement Officer and the Police Department.
3. Signs must be removed within 48 hours of the event.
4. Signs to be placed only at the requested locations: Rt. 59/136, Union Cemetery; Rt. 59, Sport Hill Rd/Center Rd, Fireman's Green; Rt. 136/Center Rd, by USPS; Rt. 58/Center Rd; and Rt. 58/136. The sixth location is Fairfield and not under Easton's jurisdiction.
5. Permission must be obtained from the Fire Department before displaying any sign on the Firehouse Green. The Commission has no objection to the sign.

The vote was unanimous, 5-0, motion carried.

ITEMS FOR DISCUSSION AND/OR ACTION:

1. Discussion and/or action on the acceptance of Adirondack Trail, "Adirondack Estates" Subdivision; await maintenance bond estimate and "Agreement to Maintain Subdivision".

The Commission reviewed two letters:

1. Letter dated October 11, 2017 to Margaret Anania, Easton Planning & Zoning Commission Re: Adirondack Estates Subdivision from Harold Rosnick, in response to Mr. Bombero's last letter of October 2, 2017
2. Letter dated October 2, 2017 to Mr. Harold Ronsick Re: Adirondack Estates Subdivision, from Bruce E. Bombero, Sr., P.E.L.S., Deputy Director of Public Works, Assistant Town Engineer.

After a lengthy discussion the Commission determined that there was only one item which could not be reconciled at this time, Item 8, Curb cuts; replace curbing or install a 4 foot temporary apron. Mr. Rosnick asked Chair Rob Maquat if he could refer this matter to Counsel. This item will be discussed at a future meeting.

2. No ZEO report.
6. Correspondence: The Chairman noted a memo from John Hayes, Land Use Director, dated 10/16/17; he reported on several agenda items in his absence from the meeting.

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ITEMS FOR DISCUSSION AND/OR ACTION (continued from page 2)

3. Receipt of SP-17-03, Special Permit Application for Proposed Installation of Phase II Solar Power Panels at Town- owned property, 515 Morehouse Road. The Chairman noted receipt of the Application and that it was substantially complete for scheduling a public hearing. The Commission determined by consensus to set the public hearing for October 30, 2017.
2. Receipt of SP-17-02, Special Permit Application for Flood Plain, James and Deborah Carrier, 420 Black Rock Road, Easton, CT, for the installation of a 26' x 48' barn and associated access ramps within the 100 year flood plain as shown on a plan entitled "Proposed Site Plan Prepared for Deborah Carrier, 420 Black Rock Tpke., Easton, CT, dated 8/24/17, revised per P&Z 10/2/17", prepared by James E. Quill P.E., Atlantic Consulting & Engineering, LLC, and Neal K. Jain, Land Surveyor. The Chairman noted receipt of the Application and that it was substantially complete for scheduling a public hearing. The Commission determined by consensus to set the public hearing for November 13, 2017.

ADMINISTRATIVE AND OTHER MATTERS (continued from page 2)

4. Request by ZEO for the determination of flood plain special permit requirement for 135 Redding Road. The Chairman noted the request made by the ZEO. The Commission determined that there was insufficient information to make a determination regarding the necessity of a special permit for flood plain for the installation of a generator and related propane tank at 135 Redding Road. The Commission noted that elevations of the proposed location of the generator and associated propane tank should be shown in relation to the location of the 100 year flood plain lines on a map certified by a professional engineer and land surveyor before the Commission can make a determination regarding a special permit.
5. Discussion/approval of 2018 Calendar of Planning and Zoning Commission Meetings. The Commission received a list of the proposed regular meetings for the Planning and Zoning Commission. It was noted that the first meeting in September was on a Wednesday due to several religious and state holidays that month. Motion was made by Robert Maquat, seconded by Ross Ogden, to accept the 2018 SCHEDULE OF MEETINGS, EASTON PLANNING AND ZONING COMMISSION. The vote was unanimous, 5-0, motion carried.

TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

- (1) Affordable Housing Plan, mandated by PA 17-170. Discuss draft text to be incorporated in Town Plan 2017 as a new section within Chapter 4, entitled Affordable Housing Plan For The Town of Easton, 2018-2023. The Chairman noted that he will check with Counsel regarding the language.
- (2) GIS mapping for Town Plan 2017, including an enlarged map for Town Center area and refined sectional land use maps. Per Mr. Hayes's report the Chairman noted the progress being made.
- (3) New draft text for Town Plan 2017 sections on population, public facilities, trails and greenways, a town center. Per Mr. Hayes's report the Chairman noted the progress being made..

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ADMINISTRATIVE AND OTHER MATTERS (continued from page 3)

1. Minutes of Regular Meeting, September 25, 2017 of the Easton Planning and Zoning Commission – Motion was made by Raymond Martin, seconded by Ross Ogden, to approve the minutes of Regular Meeting September 25, 2017 of the Easton Planning and Zoning Commission as filed. Wallace Williams was absent the meeting of September 25, 2017 and did not vote. The vote was unanimous, 4-0, motion carried.

At approximately 8:15pm, motion was made by Wallace Williams, seconded by Ross Ogden, to adjourn the Special Meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary