

SPECIAL MEETING MINUTES FEBRUARY 21, 2018  
FOR THE EASTON 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.

Acting Chairman, Raymond Martin, called the Special Meeting to order at 7:05 pm.

Regular Members present: Raymond Martin, Wallace Williams and Ross Ogden

Regular Member absent: Robert Maquat

Alternate Members present: Alison Sternberg

Alternate Member absent: Justin Giorlando

For the record: Acting Chairman Raymond Martin appointed Alison Sternberg to vote for regular member, Robert Maquat, in his absence.

ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes of Special Meeting, January 17, 2018 of the Easton Planning and Zoning Commission. Motion was made by Wallace Williams, seconded by Alison Sternberg, to accept the Minutes of Special Meeting January 17, 2018 as filed. The vote was unanimous, 4-0, motion carried.
2. Receipt of request from Deborah Carrier, 420 Black Rock Road, Easton, CT, to shift barn 10 feet to the south to allow for easier access; request made due to steepness in ramp. Acting Chairman Raymond Martin noted a request from Deborah Carrier dated January 18, 2018 and the original special permit for flood plain approval letter dated November 17, 2017 for Deborah and James Carrier, 420 Black Rock Road. Mr. Martin also referenced Section 7.2.5, AMENDMENTS AND EXPIRATION, of the Easton Zoning Regulations which had been distributed to the Commission and noted the following items for the record:
  1. Document entitled "Revised Earthwork Calculations for Barn Relocation, 420 Black Rock Road, Easton, CT, Prepared by Atlantic Consulting and Engineering, Date: January 31, 2018", signed by James E. Quill, Professional Engineer.
  2. Amended plan map entitled "Proposed Site Plan Prepared for Deborah Carrier, 420 Black Rock Tpke., Easton, CT, dated 8/24/17, last revised 1/31/18 ", prepared by James E. Quill P.E., Atlantic Consulting & Engineering, LLC, and Neal K. Jain, Land Surveyor.
  3. Letter to Planning and Zoning dated February 6, 2018 from Harry M. Rocheville, EIT, Atlantic Consulting & Engineering, LLC.
  4. Memo to Rob Maquat, Chairman, Planning and Zoning Commission, from Dori Wollen, Chair, Conservation Commission dated February 14, 2018.
  5. Memo to Robert Maquat, Chairman, dated January 19, 2018, from John Hayes, Land Use Director, Subject: Request from Deborah Carrier to amend the flood plain Special Permit. The Commission reviewed the request with Deborah Carrier and her general contractor, Jack Kriskey, and found that the request was in compliance with Section 7.2.1 (A. through I.) of the Easton Zoning Regulations as indicated by the original approval from Easton Planning and Zoning Commission dated November 17, 2017 and that the barn would be no larger than what was originally approved.

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2. Receipt of request from Deborah Carrier, 420 Black Rock Road (continued)

The Commission reviewed Section 7.2.5 of the Easton Zoning Regulations and concluded that the proposed relocation of the barn was minor in nature and therefore would not require a public hearing. It was also concluded by the Commission that the proposed amendment was consistent with the character and limitations of the original special use exception, will not significantly alter the approved site plan, will not result in a greater intensity of use and will not adversely affect adjacent properties or the neighborhood. The Commission also found that based on the revised calculations provided by James E. Quill, P.E. in a document entitled "Revised Earthwork Calculations for Barn Relocation, 420 Black Rock Road, Easton, CT", dated January 31, 2018, and the letter from Harry M. Rocheville, EIT, dated February 6, 2018, that the increase in compensatory storage will be adequate to handle the volume added to the floodplain due to the shifting of the barn 10 feet south. On motion by Raymond Martin, seconded by Ross Ogden, the Commission voted unanimously, 4-0, to amend the original special permit.

3. Receipt of request from Attorney Harold Rosnick, to reduce the Subdivision bond for Adirondack Estates, LLC and River Ridge Estates, LLC, Adirondack Trail. Acting Chairman Raymond Martin noted receipt of the request dated January 29, 2018 from Attorney Harold Rosnick as well as a report from Edward Nagy dated February 21, 2018, received late this afternoon, in response to this request. This item was tabled at the request of Attorney Harold Rosnick until the next scheduled meeting, March 7, 2018.
4. Receipt of request from Sal Gilbertie, Owner and President of Gilbertie's Herb Gardens, Inc. at 65 Adams Road, to move offices from the front barn to the rear property area where all of the greenhouses are located. Acting Chairman Raymond Martin noted receipt of a request from Sal Gilbertie dated February 6, 2018 and stated that this item would be tabled at the request of the Chairman to the next scheduled meeting, March 7, 2018, to allow a review of the site by the Chair and allow a proper request by the owner (entity) of the property.
5. No ZEO report
6. No new correspondences noted.

TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

Acting Chairman Raymond Martin noted that John Hayes, Land Use Director, was not present to address the planning items; therefore, discussion was tabled on those items until March 7, 2018.

At approximately 7:20pm, there being no other business to be conducted, motion was made by Wallace Williams, seconded by Ross Ogden, to adjourn the Special Meeting. The vote was unanimous, 4-0, motion carried.

  
Margaret Arania, Recording Secretary