

MINUTES OF SPECIAL MEETING APRIL 25, 2016  
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 6:37pm.  
Regular Members present: Robert Maquat, Wallace Williams, Steve Carlson and Robert DeVellis (arrived at 7:06pm)  
Regular Member absent: Milan Spisek  
Alternate Members present: Ross Ogden  
Alternate Member absent: Vincent Caprio and Raymond Martin

PLANNING MEETING

Zoning Regulations Update – Review second draft of the Easton Zoning Regulations prepared by outside consultant; Glenn Chalder in attendance. The Commission reviewed and commented on Sections 5600 through 7300 of the second draft of the Z.R. Section 5500, Driveway, was reviewed by both the Fire Department and Public Works. The Chairman noted an e-mail dated April 20, 2016 from Steve Waugh to Margaret Anania Re: Proposed Zoning Regulations for Driveways and Common Driveways. Fire Chief Waugh noted that there should be a setback for pillars and gates of 15 feet with a width of 14 feet for fire trucks to safely get into the driveways; he also commented on the width of the older roads and allowing driveways to be wider to accommodate the swing of an engine.

Edward Nagy, P.E., Director of Public Works, was present at the meeting and suggested the following change in **(bold)** to Section 5520d.i.: “The maximum driveway gradient within 35 **(20)** feet of the travelway of the intersecting street shall not exceed five (5) percent.” Mr. Nagy also noted that there was no mention of sightlines; it was noted that “adequate sightlines shall be provided”. Glenn Chalder noted that this is normally done through ordinance.

The Commission will continue to review and comment on the second draft at the meeting of May 2, 2016. Section 6500, Stormwater Management, will be sent to Edward Nagy, P.E. Director of Public Works for comment. Glenn Chalder requested that the draft be sent to Departments and the Selectmen for review with comments to be received by May 16, 2016.

For Planning Consideration

2. Town-owned property at 18-22 South Park Avenue (29.6 acres). Referral from Board of Selectmen for possible age-restricted residential use. - John Hayes, Land Use Director, had distributed a preliminary draft report dated April 4, 2016. Mr. Hayes gave an oral update and supplemental report; he discussed a set of prior application maps for the site. Mr. Hayes also distributed part of the Resolution adopted by the Commission for the Applications by Running Brook Farm, LLC, April 13, 2006, pages 4-9. Mr. Hayes created an overlay map which he briefly discussed with the Commission. This item will be addressed next meeting.

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At approximately 10:00pm, motion was made by Steve Carlson, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 4-0, motion carried.

  
Margaret Anania, Recording Secretary