

PRELIMINARY MINUTES OF SPECIAL MEETING OF
PLANNING AND ZONING COMMISSION

WEDNESDAY FEBRUARY 27, 2013

Note: This draft, 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. APPROVED FINAL MINUTES will be filed in due course to replace this draft.

Regular Members present: Robert Maquat Chairman; also Steve Carlson; Milan Spisek; Wallace Williams and Robert DeVellis (It was noted that Robert DeVellis was just upgraded to a regular member)
Alternate Member absent: Raymond Martin
Town Officials present: John Hayes, Land Use Director.

A duly-noticed SPECIAL MEETING of the Commission convened at approximately 7:25PM on February 27, 2013 at Conference Room A of the Easton Town Hall.

Chairman Robert Maquat called the meeting to order at 7:25PM and read the NOTICE OF SPECIAL MEETING for the record.

Receipt of Resubdivision Application for Lot 9, Adirondack Estates

The Land Use Director discussed the completeness of the following three maps:

1. Resubdivision Map of Lot 9 of Adirondack Estates Prepared for River Ridge Estates, LLC, Easton, CT, October 22, 2012.
2. Existing Conditions Map of Lot 9 "Adirondack Estates" Prepared for River Ridge Estates, LLC, October 22, 2012.
3. Grading Plan Prepared For River Ridge Estates, LLC, Lots 9 and 16 – "Adirondack Estates", CT, October 22, 2012.

The Land Use Director stated that there were two items missing:

1. A memo or statement from the Inland/Wetlands Commission regarding Application for Determination of Wetlands Impact.
2. Must submit access and utility easement agreements and the common drive and utility easement agreement and maintenance covenant.

Therefore, the receipt of the application was tabled until the missing items are received.

Future Parking Facilities at "Old" Staples School Site

Based on discussions held with the occupants of the facility at the "Old" Staples School site and the recalculation of existing parking and parking which could be gained through the deepening of existing spaces, realignment of the entrance pattern, the Land Use Director stated that the existing parking could be expanded from 119 to 190.

PRELIMINARY MINUTES OF SPECIAL MEETING OF
PLANNING AND ZONING COMMISSION
WEDNESDAY FEBRUARY 27, 2013

Future Parking Facilities at "Old" Staples School Site (continued)

Discussion was held that providing better parking would also increase the safety flow for both vehicular and pedestrian traffic.

The Land Use Director stated that the following parking spaces could be assigned to each entity based on the statistics received:

- 85 parking spaces to Easton Country Day School
- 60 parking spaces to Senior Center
- 18 parking spaces for District 9 (12 staff plus 6 visitors)
- 7 parking spaces for Park and Recreation (3 staff plus 4 visitors)
- 20 parking spaces for the Speech Academy (16 plus 4 visitors)
- 190 Total parking spaces

Discussion was held that the Easton Country Day School had still not complied with the requirements of the Zoning Regulations and amended their special permit and filed a final site plan. It was also noted that during the parking analysis it was found that the number of children attending the school was over the amount allowed by Zoning. Planning and Zoning will send a letter to Rick Smith, representative for Easton Country Day School, requesting that Easton Country Day School immediately comply with the zoning regulations and file an amended special permit and site plan. Discussion was also held that Easton Country Day School must also comply with the lease they signed with the Board of Selectmen as to total number of children. Planning and Zoning will send a letter to the Board of Selectmen regarding the results of their parking analysis and will also copy them on the letter to Rick Smith, representative for Easton Country Day School, to put them on notice as to possible non-compliance with current lease.

Discussion was held as to the holding of a public hearing regarding the future parking plan for the "Old" Staples School Site. The Commission determined they should first get a response from the Easton Country Day School before they consider holding the public hearing for the future parking.

Development Plan for Town-owned property at Morehouse and Banks Road

The Land Use Director noted that nothing new had been done with the long-range plan for the Morehouse Road property as they were waiting for John Broadbin to get back to the Planning and Zoning Commission after he met with the Conservation Commission regarding the proposed development plan.

PRELIMINARY MINUTES OF SPECIAL MEETING OF
PLANNING AND ZONING COMMISSION
WEDNESDAY FEBRUARY 27, 2013

Development Plan for Town-owned property at Morehouse and Banks Road (continued)

Discussion was held that the following issues should be addressed:

1. Proposed Wireless Tower facility on south end of the property.
2. Additional playing fields proposed to the rear of the school with additional proposed parking.
3. Circulation Road proposed around field; rethink parking.
4. No shade or shelter between fields; possible pavilion.
5. Walking trails around property.

The Land Use Director will contact John Broadbin.

Possible Wireless Telecommunication Facility locations on Town properties

The Land Use Director noted five possible locations for a wireless telecommunication facility on Town-owned property:

1. Morehouse Road Tract; the south end of the property.
2. Veterans Park: off Old Oak Road.
3. Toth Park; the southeast corner across the river.
4. "Old" Staples School site, south of the Easton Town Hall.
5. Public Works Department Service Yard; 3 acre lot.

The Commission determined that the first location appeared to be the best, due to the size of the lot, location from houses, well wooded area and high elevation.

The Commission discussed the need to set priorities and create a matrix for the characteristics of the 5 proposed sites based on the following items recommended by the Land Use Director:

1. Elevation
2. Accessibility
3. Nature of surrounding area
4. Alternative better use
5. Effectiveness as to coverage

It was also discussed that the Commission should consider:

1. Public safety of the schools
2. Population pockets covered
3. Corridors covered

It was noted that the three schools were undercovered and that coverage was also lacking for the Easton Community Center as well as several recreational fields.

PRELIMINARY MINUTES OF SPECIAL MEETING OF
PLANNING AND ZONING COMMISSION
WEDNESDAY FEBRUARY 27, 2013

Possible Wireless Telecommunication Facility locations on Town properties (continued)

The Land Use Director will analyze distances from houses. It was noted that the Veterans Park location had been objected to by the State Historical Office, but may still have a consideration. Mr. Hayes will identify the criteria and assess each location. Letter will be sent to Board of Selectmen regarding current progress.

The agenda of the special meeting being completed, motion was made by Steve Carlson, seconded by Milan Spisek to adjourn the meeting. The motion was adopted by unanimous vote at approximately 8:45PM.


Margaret Anania, Recording Secretary

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