INSTR # S2014000561
DATE FILED 11/20/2014 12:16:55 PM
CHRISTINE HALLORAN
TOWN CLERK
EASTON CT

APPROVED FINAL MINUTES OF REGULAR MEETINGE MARCH 10, 2014
PLANNING AND ZONING COMMISSION

Chairman, Robert Maquat, called the meeting to order at approximately 7:11pm
Regular Members present: Robert Maquat, Robert DeVellis and Wallace Williams
Regular Members absent: Milan Spisek and Steve Carlson
Alternate Members present: Ross Ogden, Raymond Martin and new member, Vincent Caprio
Town Officials present: John Hayes, Land Use Director
For the record: The Chairman appointed Ross Ogden to vote for Steve Carlson and Raymond Martin to vote for Milan Spisek.

ADMINISTRATIVE MATTERS:

1. ZEO Report - None
2. 55 Silver Hill Road: The Chairman stated that he had spoken with Town Counsel and that they were still awaiting the receipt of a signed affidavit which acknowledges that the people living at the above property qualify under the Americans With Disabilities Act.
3. Correspondences- No correspondences were noted.
4. Appointment: Jean Stetz-Puchalski – Progress of Agricultural Commission and the Draft "Right to Farm Ordinance"; the new resources and "Planning for Agriculture". Jean Stetz-Puchalski updated the Commission on the progress the Agricultural Commission has made and discussed their Draft "Right to Farm Ordinance". The Commission reviewed that document as well as Section 1-1(q) and Section 19a-341 of the General Statutes which were incorporated into the ordinance by reference. The Commission questioned whether the definition of agriculture might be too broad for Easton and the need to include Planning and Zoning's key policy of protecting the water supply watershed areas of Easton. The Land Use Director will meet with Jean Stetz- Puchalski to propose minor revisions.

ITEMS DEFERRED FROM PREVIOUS COMMISSION MEETINGS:

1. Subdivision Application 11-01, "Big Lakes Subdivision – No report received.
2. Special Permit Application, SP-13-05, Town of Easton, Lessor, and Easton Country Day School, Lessee. Proposed amendment to Special Permit #05-07, granted September 28, 2005, for conduct of a Private School to serve Grades Pre-K through 12, pursuant to Easton Zoning Regulations Section 7.4, located at Old Staples School, 660 Morehouse Roads, discussion and possible action (public hearing closed 1/27/14).
   The Land Use director stated that there were several issues involved with this special permit:
   - Need for parking based on number of staff and students
   - Permissible level of enrollment and staffing
   - Appropriate conditions - filing of a new site plan which reflects the scope of activities, the use of recreational facilities and reflects the existing leases, including shared obligations.

   The Land Use Director will draft a set of appropriate points for the next meeting.

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ITEMS DEFERRED FROM PREVIOUS COMMISSION MEETINGS:

1) Master Plan for the Town-owned Morehouse Road Tract
The Land Use Director briefly stated that he had met with John Broadbin and had made a few changes to the draft plan map which he briefly shared with the Commission:

- Circulation pattern, specifically the parking lot west of the entrance, which needs to be widened to improve traffic flow, as well as providing parking along the access roadway.
- Future node of activity at the southern end – to be used for future needs.
- Possible construction of additional all-purpose fields to the rear of the existing school.
- Proposed use of area around pond for outdoor classroom by school.

The Chairman stated that these things would be proposed in phases starting with the practical items first. It was also noted that the parking lot west of the entrance needed a turnaround space. The Land Use Director also stated that there would be a proposed walking trail starting at the Animal Shelter and ending at this parking area.

A draft site plan with contours and details is being developed by John Broadbin and Ron Ochman, P.E.

2) The Town "Center" at Sport Hill and Center Roads
The Land Use Director briefly stated the need for regulatory standards for these existing non-conforming areas as indicated in the Town Plan of Conservation and Development.

3) Updating and Refinement of Zoning and Subdivision Regulations
The Land Use Director stated that he has made a list of needed revisions to be presented for discussion at a future meeting.

4) The Town Plan of Conservation and Development
The Land Use Director reiterated the need for planning in the new Town Plan of Conservation and Development for the pre-existing non-conforming areas in Town.

ADMINISTRATIVE MATTERS (continued):

5. Minutes of Meetings: 12/09/13, 12/16/13, 1/13/14, 1/27/14, 2/10/14 and 2/24/14
The Secretary stated that the minutes for 12/09/13 could not be discussed as there was not a quorum of people who attended this meeting present.

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ADMINISTRATIVE MATTERS (continued):

5. Minutes of Meetings (continued):

Minutes for 12/16/13: Motion was made by Wallace Williams, seconded by Robert DeVellis, to approve the minutes as amended. The vote was unanimous, 4-0, motion carried.

Minutes for 1/13/14 – Motion was made by Raymond Martin, seconded by Wallace Williams to approve the minutes as amended. The vote was unanimous, 4-0, motion carried.

Minutes for 1/27/14 – Motion was made by Wallace Williams, seconded by Robert DeVellis, to approve the minutes as amended. The vote was unanimous, 4-0, motion carried.

At approximately 8:45PM motion was made by Wallace Williams, seconded by Robert DeVellis, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

Margaret Anania

Margaret Anania, Recording Secretary

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