INSTR # S2014000378
DATE FILED 11/06/2014 10:03:28 AM
CHRISTINE HALLORAN
TOWN CLERK
EASTON CT

PRELIMINARY MINUTES OF REGULAR MEETING
FEBRUARY 11, 2013 PLANNING AND ZONING COMMISSION

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.

Chairman, Robert Maquat, called the meeting to order at 7:05pm
Regular Members present: Robert Maquat, Steve Carlson, Milan Spisek and Wallace Williams
Paul Dominianni, having submitted a letter to the Board of Selectmen requesting that he not be reappointed a member in January 2013, was not present.
Alternate Members present: Robert DeVellis, Ray Martin and Ross Ogden
Town Officials present: John Hayes, Land Use Director

ADMINSTRATIVE MATTERS:

1. The Chairman remarked that he would be unable to attend the regularly scheduled Commission meeting February 25 and it was agreed by consensus to reschedule the next meeting to Wednesday, February 27, 2013 at 7:00PM. The Land Use Director stated that a notice of cancellation and rescheduling of meeting will be posted as required by the Freedom of Information Act.
2. There was a brief discussion about establishing subcommittees of the Commission to assist the Land Use Director in several areas. The chairman appointed members to serve on special subcommittees as follows:
   - Subdivision and Zoning Regulations – Robert DeVellis and Milan Spisek
   - Wireless Telecommunication Facilities – Ray Martin and Wallace Williams
   - Agriculture – Robert Maquat and Ross Ogden
   - Commission Budget for Fiscal 2013-14 – Steve Carlson and Robert Maquat.

   The Land Use Director stated that he will furnish information in draft form to the subcommittees and will plan to meet with each of them prior to the next meeting.
3. Subdivision Application 02-01, 301 Silver Hill Road; request for bond release.
   The Chairman noted receipt of a copy of a letter from Ronald Ochman, P.E. to Edward Nagy, P.E., Town Engineer, dated February 6, 2013, concerning brackets for the accessway gate, the as-built roadway plan and other items. The Chairman stated he had spoken with Mr. Nagy regarding these issues and that the Town Engineer is requesting the contractor's original invoice for the roadway paving prior to any release of surety.
4. Site Plan for 212 Beers Road Property Division & Common Driveway; Edith Hersher (owner/ Applicant). The Land Use Director reported that the final drafts of the Common Driveway Maintenance Agreement and Easements have been corrected and the site plans now conform with the requirements of the Commission's approval on November 26, 2012. The plans as amended 1-14-13 were displayed on the table. Motion was made by Milan Spisek, seconded by Wallace Williams to approve the site plans and related documents as finally amended. Ray Martin was appointed to vote in the absence of Paul Dominianni. The vote was unanimous, 5-0, motion carried.

PRELIMINARY MINUTES OF REGULAR MEETING
FEBRUARY 11, 2013 PLANNING AND ZONING COMMISSION

ADMINSTRATIVE MATTERS (continued)

5. Discussion of Maple Row Growers, LLC
   A discussion followed in respect to the memorandum from Attorney Peter Gelderman proposing a draft amendment to Section 7.12.2 of the Easton Zoning Regulations which would authorize the residency requirement to be fulfilled by an owner of a wood processing operation in residence on an adjoining property. The Chairman noted that a response must be made to the letter from Attorney James E. Coyne, dated November 27, 2012, concerning the alleged violations of Section 7.12.2 of the Zoning Regulations by Maple Row Growers, LLC. No consensus on the Gelderman proposal having been reached, it was agreed to continue discussion at the next meeting.
6. Receipt of Special Permit Application for Affordable Accessory Apartment; Applicant, Robert Brunetti Sr., 115 Wilson Road.
   The site plan, building plans and affidavit documents for a proposed affordable apartment to be constructed as an addition to the existing dwelling were reviewed. A memorandum dated February 11, 2013 to the Planning and Zoning Commission from Bill Martin, Building Official, advising that the Town does not have a Certificate of Occupancy on file for the existing dwelling, was noted. It was agreed that the application is incomplete in view of the requirement of Section 7.8.5 C. of the Zoning Regulations that a certificate of occupancy accompany the application, and that resolution of this problem must precede acceptance of the application.
7. Minutes of Commission Meetings: 11/19/12 and 11/26/12
   The Minutes for November 19, 2012 were reviewed and amended. A motion was made by Steve Carlson to approve the Minutes as amended, seconded by Wallace Williams, and the vote to approve the amended Minutes carried, 4 in favor, none opposed.

   The minutes for November 26, 2012 were reviewed and amended. A motion was made by Wallace Williams and seconded by Steve Carlson, to approve the Minutes as amended. The vote was 4 in favor, none opposed.

It was agreed by consensus to defer the discussion of the Planning Meeting Carryover Items as listed on the February 11, 2013 agenda to the next meeting on February 27, 2013.

At approximately 8:45pm motion was made by Wallace Williams, seconded by Steve Carlson, to adjourn the meeting. The vote to adjourn was unanimous, 4 in favor, none opposed

John Hayes

John Hayes, Land Use Director,
Secretary Pro-tem

RECEIVED
2013 FEB 14 P 1:32
EASTON TOWN CLERK