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CHRISTINE HALLORAN
TOWN CLERK
EASTON CT

PRELIMINARY MINUTES OF REGULAR MEETING
JUNE 24, 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 approximately 7:30pm
Regular Members present: Robert Maquat, Steve Carlson, Wallace Williams, Miland Spisek and Robert DeVellis.
Alternate Members present: Ray Martin and Ross Ogden
Town Officials present: John Hayes, Land Use Director

PUBLIC HEARINGS: Opened approximately at 7:30PM

1. SP-13-02, Special Permit for Richard S. and Rita B. Seclow, 44 Redding Road, requesting the installation of a generator and a 1000 gallon propane tank within the 100 year floodplain as shown on a plan entitled "ZONING LOCATION SURVEY SHOWING PROPOSED GENERATOR PREPARED FOR RICHARD S. AND RITA B. SECLOW, 44 REDDING ROAD, EASTON, CT, MARCH 22, 2013", last revised May 8, 2013.

The chairman opened the public hearing and owner/applicant Richard Seclow or 44 Redding Road was present and requested that the public hearing be recessed so that his plans could be amended to reflect comments made by FEMA and staff.

At the applicant's request the Chairman declared the public hearing recessed to July 22, 2013 at 7:30pm, Easton Town Hall Conference Room, 225 Center Road.

2. 13-01, Resubdivision Application Prepared For River Ridge Estates, LLC, 48 Adirondack Trail, Easton, CT as shown on a map entitled "RESUBDIVISION MAP OF LOT 9 OF ADIRONDACK ESTATES, PREPARED FOR RIVER RIDGE ESTATES, LLC, EASTON, CT., OCTOBER 22, 2012", last revised April 26, 2013, proposing one new lot off Riverside Lane to be served by an existing common driveway.

The Chairman opened the above public hearing at approximately 7:45PM and Attorney Harold Rosnick presented the application.

Professional Engineer Ronald Ochman presented the resubdivision plan entitled "Resubdivision Map Of Lot 9 Of Adirondack Estates Prepared For River Ridge Estates, LLC, Easton, CT., October 22, 2013", last revised April 26, 2013. A copy of a letter dated June 24, 2013 from Public Works was given to Ron Ochman, P.E. and he stated he had no problem with the items noted in the letter and that additional deep test pit and percolation test will be scheduled.

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PUBLIC HEARINGS

2. 13-01, Resubdivision Application (continued)

The Chairman noted the following items for the record:

1. Letter dated June 24, 2013 to Planning & Zoning Commission from Bruce E. Bombero, Sr., P.E.L.S., Deputy Director of Public Works Assistant Town Engineer.
2. Set of three Maps entitled Resubdivision Map of Lot 9 of Adirondack Estates Prepared For River Ridge Estates, LLC, Easton, CT, October 22, 2013, last revised April 26, 2013 to show additional easement in favor of Choi.
3. Report dated June 24, 2013 from Polly Edwards, Health Re: Resubdivision Application 13-01.
4. Referral Response from Meghan Sloan, Transportation Planner of Greater Bridgeport Regional Council dated June 17, 2013 - no regional impact.
5. Memo Dated June 3, 2013 to Robert Maquat, Chairman, Easton Planning and Zoning from James Candee, Chief of Police – no impact on police services.
6. Memo dated June 3, 2013 to Planning and Zoning Commission from Roy Gosse, Chairman, Conservation/Inland Wetlands Commission – no wetland impact.
7. E-mail from Brian Roach dated May 22, 2013 to Margret Re 13-01, Resubdivision Application Prepared for River Ridge Estates, LLC, 48 Adirondack Trail – not with either Aquarion public drinking water supply aquifer area or a watershed area contributing to our reservoirs – proposed activities will have not direct impact on the quality of the the public water supply under Aquarion's purview.
8. Corrected Common Driveway Declaration.
9. Original Application filed with resubdivision plan maps.

The Land Use Director, John Hayes noted a few items to be addressed by the applicant for the record:

- The setback lines for Lot #16 on plan map are incorrect.
- Plan map needs to have reference to the Common Driveway Declaration to be file on the Land Records.
- Need to have stabilization plan for the built-up bank; need a functioning safety barrier and erosion control barrier.
- Plan map needs to show the nearby hydrants.
- Need to show that 35' x 35' area is adequate for emergency and safety vehicles to maneuver.

The Chairman declared the public hearing recessed to July 22, 2013 at 7:30pm, Easton Town Hall Conference Room, 225 Center Road.

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Added to Agenda:
Motion was made by Robert Maquat, seconded by Milan Spisek, to add to the agenda the discussion of parking at Old Samuel Staples School. For voting purpose Raymond Martin is voting for Steve Carlson who momentarily left the room. Vote unanimous, motion carried.

The Land Use Director gave the Commission an update on the overall parking plan for the "old" Samuel Staples School and stated that there was a cuing problem at the northeast corner of the School where the Speech Academy is located. When parents cue up to pick up their kids after school the exit to the parking lot is blocked. Several options have been considered:

1. Make the Center Road existing driveway two way instead of one way.
2. Reconfigure the existing parking.
3. Widen the existing access roadway to allow cars to continue to pass through while other cars are cued up.

This item will be discussed further at the next planning meeting July 8, 2013.

CONTINUED PUBLIC HEARING was opened at approximately 8:00PM by Chairman Robert Maquat. Amend Article 3, Section 3.1 Districts, to create a new District and a new Section 3.1.3, TOWN GREEN CENTER; Amend Article 4 of the Regulations to add a new Section 4.4, USES PERMITTED BY SPECIAL PERMIT IN THE TOWN GREEN CENTER (TGC) which lists the specific uses permitted within the TGC District subject to special permit; Amend Article 5 of the Regulations to define permissible lot area, lot shape, road frontage and signs within the TGC District; Amend Article 7 of the Regulations to specify the unique conditions governing the issuance of a special permit for a new use in the TGC District. At the public hearing of May 13, 2013 the boundaries of the proposed Town Green Center were amended by the applicant and the proposed district was reduced to include those properties located at 438, 439, 440, 444, 448 and 450 Sport Hill Road. At the public hearing of June 10, 2013 the application was further amended by submission of proposed development standards for the proposed Town Green Center.

Chairman Robert Maquat took note of and read for the record the memorandum written by John Hayes, Land Use Director/Consultant to the Planning and Zoning Commission date June 19, 2013 Re: Town Green Center District Application. The Chairman stated the Commission was not taking a position, just noting a report received from the Land Use Director.

The Commission discussed the question of whether this application was a zone change or not.

The Chairman asked that three documents be incorporated into the record.

1. Town Plan of Conservation and Development, Easton, Ct, 2006, prepared by the Easton Planning and Zoning Commission, adopted effective Date: July 1, 2001.
2. Easton Zoning Regulations.
3. Easton Zoning Map.

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CONTINUED PUBLIC HEARING

One person from the public Robert Shock, 159 Everett Road, spoke.

The Chairman noted the following items for the record:
1. E-mail dated June 24, 2013 from Mark Bisson 21, Bohus Lane, with attached letter.
2. E-mail dated June 24, 2013 from wwchaix,@yahoo.com, Wendy Weaver.
3. E-mail dated June 23, 2013 from Mary Ann and Bill Freeman, 60 Morehouse Road.
4. E-mail dated June 23, 2013 from Monica Chioffi, 20 Grace View Drive.
5. E-mail dated June 21, 2013 from Rosemary Weaver, Sport Hill Road.
6. E-mail dated June 20, 2013 from Nicolas Dacey, 257 Redding Road.
7. E-mail dated June 17, 2013 from Jan Rizel.
8. E-mail dated June 13, 2013 from Gowan Dacey, 257 Redding Road.
9. E-mail dated June 13, 2013 from from Andrew Wolf [wolf@mags.net].
10. E-mail dated June 14, 2013 from Cynthia Fox, 225 Norton Road.
11. E-mail dated June 11, 2013 from Joel Z. Green, Esq. The Law Offices of Green and Gross, P.C. 1087 Broad Street, Bridgeport, CT, granting an extension to complete the public hearing.

Attorney Green made his closing arguments for the application and submitted a petition consisting of 11 pages (7 pages of 12 signatures=84+6+7+2+2+4 = 105 signatures in total). Chairman Maquat noted the petition for the record.

Attorney Green also submitted two letters which the Chairman noted for the record:
1. Letter dated March 19, 2010 from Wilfred W. Tressler to Frank Lisi, 24 Marsh Road – proposal for design services for a new structure and site plan for property at 444-450 Sport Hill Road.
2. Letter dated February 22, 2011 from Wilfred Tressler to Frank Lisi, Greenfield Mill, LLC, 450 Sport Hill Road, Easton, CT.

The Chairman declared the public hearing was closed.

Added to the Agenda:
Motion was made by Robert Maquat, seconded by Steve Carlson to add to the agenda the discussion of Maple Row Growers. The vote was unanimous, 5-0, motion carried.

The Land Use Director reported to the Commission on a conference he had June 12, 2013 regarding amendments to be proposed for Section 7.12.2 of the Easton Zoning Regulations.

The Commission requested that a draft proposal regarding amendments be submitted for discussion at either the July 8, or July 22, 2013 meeting, in no case later than July 24, 2013.

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PENDING ISSUES (For Discussion and/or Resolution)

1. Subdivision Application 08-03, Laura Prizio, 2 Morehouse Road (approved 8/13, Record Map #1747). Request to revise plan for Lot #2. Await comments from Town of Fairfield. Attorney Harold Rosnick was present. Chairman Robert Maquat noted a letter dated June 20, 2013 from Thomas J. Steinke, Director, Town of Fairfield Conservation Commission. This letter will be forwarded to Jay Keillor, Professional Engineer, for his comments. It was noted that other letters had been received and forwarded to Jay Keillor such as the letter from James R. Wendt, Assistant Director, Town of Faifield, Town Plan and Zoning Commission.

2. Easton Village Store, 440 Sport Hill Road. Consider amended plan for exterior lighting. Await submission of plan for lighting. The Land Use Director gave the Commission and update on the situation. A temporary zoning compliance was issued and an amended site plan will be submitted for the Commission's approval.

At approximately 9:30pm motion was made by Steve Carlson, seconded by Milan Spisek, to go into executive session to discuss pending legal matters. The vote was unanimous, 5 in favor, none opposed.

At approximately 10:10pm motion was made by Robert DeVellis, seconded by Wallace Williams, to come out of executive session. The vote was unanimous, 5 in favor, none opposed.

Immediately thereafter, motion was made by Milan Spisek, seconded by Steve Carlson, to adjourn the meeting. The vote was unanimous, 5 in favor, none opposed.

Margaret Anania

Margaret Anania, Recording Secretary

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