

PRELIMINARY MINUTES OF REGULAR MEETING
AUGUST 12, 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 7:13pm
Regular Members present: Robert Maquat, Steve Carlson, Wallace Williams & Robert DeVellis
Regular Members absent: Milan Spisek
Alternate Members present: Ray Martin and Ross Ogden.
For the record: Ross Ogden was appointed to vote for Milan Spisek.
Town Officials present: John Hayes, Land Use Director

ITEMS FOR DISCUSSION/POSSIBLE ACTION

- 4.) Subdivision Application 08-03, Laura Prizio, 2 Morehouse Road (approved 8/13, Record Map #1747). Request to revise plan for Lot #2 (Reports requested from Town of Fairfield have been received). The Land Use Director suggested that the Commission take action on the request for revision. It was determined by the Commission that there was an approved subdivision plan filed in the Land Records; no action was taken.
- 3.) Easton Village Store, 440 Sport Hill Road, requested amendments to site plan approved 1/28/13 (Record Map #1748; zoning violations found; submission of amended plan anticipated). It was noted by the Land Use Director that an amended plan had not yet been submitted and that the expiration of the Temporary Zoning Compliance was September 1, 2013.
- 1.) Old Staples School
Plan for development of on-site parking space and improved traffic circulation - Adopt report for recommendation to the Board of Selectmen. The Land Use Director gave the Commission an update on the "Draft Report to the Board of Selectmen, last revised July 17, 2013" and discussed the changes made to the "Old Staples School Parking Analysis & Plan", revised July, 2013". The consensus of the Commission was to endorse the report prepared by John Hayes.

Motion was made by Robert Maquat, seconded by Robert DeVellis, to acknowledge John Hayes's Report dated July 17, 2013 and "Old Staples School Parking Analysis & Plan, revised 2013, as a recommendation to the Board of Selectmen for parking and traffic circulation at "Old" Samuel Staples School site. It was noted that possibly one or two of the members could attend the Board of Selectmen Meeting to discuss the plan, to explain to the Board how the parking plans was discussed with the tenants, consulted with the Town Engineer, reviewed by the Planning and Zoning Commission and then findings were made. The vote was unanimous, 5-0, motion carried.

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ITEMS FOR DISCUSSION/POSSIBLE ACTION (continued)

2.) Wireless Telecommunication Facilities Study

Adopt report on our analysis of feasible Town-owned WTF sites, for presentation to the Board of Selectmen. The Commission discussed a report dated August 2013 entitled "Wireless Telecommunication Facilities For the Town of Easton" and "SITE SELECTION MATRIX: Town-owned Properties Potentially Feasible For Wireless Telecommunications Site Use", prepared by John Hayes, Land Use Director, in conjunction with the input from the Subcommittee on Wireless Telecommunication Facilities.

Motion was made by Steve Carlson, seconded by Ross Ogden, to endorse the report cited above and refer it to the Board of Selectmen. After a brief discussion the motion was amended to include the three authors, John Hayes, Wallace Williams and Raymond Martin. The vote was unanimous, 5-0, motion carried.

ADMINISTRATIVE MATTERS

It was noted that there was no ZEO Report on the agenda. The Commission requested that the Zoning Enforcement Officer submit a ZEO Report on current activities and come to the next meeting.

2.) Correspondence:

- a. The Chairman noted that a request had been received from Anne Rudick-Lowe in an e-mail dated 8/9/13 to erect two temporary signs in Easton to promote registration for the Weston Swim Team. It was noted that at least one member of the current swim team is from Easton. The Commission reviewed the attached Application for Temporary Signs. Discussion was held as to whether the locations requested to place the signs were both in Easton.

Motion was made by Steve Carlson, seconded by Robert DeVellis, to grant permission for the placement of two signs at the intersection of Sport Hill Road and Route 136 and at the intersection of Morehouse Road and Congress Street. Each sign should be no larger than 1' x 18" and is approved only for the time period of August 12, 2013 to August 30, 2013 in compliance with the Easton Zoning Regulations, Section 5.6.4 (d). It was noted that the location of the sign should be at the intersection of Congress and Old Morehouse Road, as the intersection of Morehouse Highway and Congress Street, some distance to the west, is entirely within the Town of Fairfield and is beyond the Commission's jurisdiction. The vote was unanimous, 5-0 motion carried.

- b. The Chairman noted that a response should be sent to the e-mail dated 7/22/13 regarding the purchase of a property to conduct various uses by the Future Promise Foundation. The Land Use Director, John Hayes, will contact Laura Branchini, Future Promise Foundation, Inc.

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ADMINISTRATIVE MATTERS (continued)

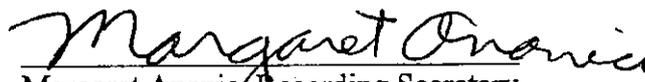
1.) Minutes of Meetings: 4/08/13, 4/22/13, 5/13/13, 5/29/13, 6/10/13, 6/24/13, 7/08/13, 7/22/13, 7/25/13 (both special meetings) and 7/31/13.

Minutes for 4/08/13 – Motion was made by Steve Carlson, seconded by Wallace Williams, to approve the minutes for 4/08/13 as amended. The vote was unanimous, 5-0, motion carried.

Minutes for 4/22/13 – Motion was made by Robert DeVellis, seconded by Ross Ogden, to approve the minutes for 4/22/13 as amended. The vote was unanimous, 5-0, motion carried.

Minutes for 5/13/13 – Motion was made by Steve Carlson, seconded by Robert DeVellis, to approve the minutes for 5/13/13 as amended. The vote was unanimous, 5-0, motion carried.

At approximately 8:45pm motion was made by Steve Carlson, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5 in favor, none opposed.


Margaret Anania, Recording Secretary

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