INSTR # S2014000168
DATE FILED 09/29/2014 03:05:01 PM
CHRISTINE HALLORAN
TOWN CLERK
EASTON CT

APPROVED FINAL MINUTES OF REGULAR MEETING SEPTEMBER 8, 2014
PLANNING AND ZONING COMMISSION

Chairman, Robert Maquat, called the meeting to order at approximately 7:15pm
Regular Members present: Robert Maquat, Robert DeVellis, Steve Carlson and Milan Spisek
Regular Member absent: Wallace Williams
Alternate Members present: Ross Ogden, Vincent Caprio and Raymond Martin
Town Officials present: John Hayes, Land Use Director
For the record: Alternate member Ross Ogden was appointed to vote for Wallace Williams

ADMINSTRATIVE MATTERS:

4 Pending matters carried over from Commission meetings of July 28, and August 11, 2014.

- Subdivision Application 05-01, "Adirondack Estates", Adirondack Trail – Request by Attorney Harold Rosnick to modify roadway intersection subject to review by Police Commission. No review has taken place as yet.
- Aspetuck Land Trust: A timeline and progress report is due from the Aspetuck Land Trust for possible development of on-site parking facilities at three locations. The Chairman noted that a progress report had been received from David Brandt dated September 8, 2014 which he read for the record. Present at the meeting were several neighbors.

  Jonathan Kornblatt, 20 Elm Drive – Spoke and had sent e-mail dated September 8, 2014 with letter and attachments.

  Rick Muir, 26 Elm Drive - spoke.

  Cynthia Fox, 225 Norton Road – Submitted a memo dated September 8, 2014.

  The Chairman stated that the progress report was a public document and copies were distributed to the neighbors. This item will be addressed on a future agenda when more information has been received.

3. Receipt of an 8-24 Referral from the Board of Selectmen regarding the siting of a cell tower on the Morehouse Road Tract north of the animal shelter. Motion was made by Robert Maquat, seconded by Milan Spisek, to give a favorable report to the Board of Selectmen for the siting of a cell tower on the Morehouse Road tract north of the Animal Shelter as described in a report dated August 2013 from Planning and Zoning entitled "Wireless Telecommunicatio Facilities For The Town of Easton", a portion of which was read into the record.

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ADMINSTRATIVE MATTERS:

3. Receipt of an 8-24 Referral (continued)
   A discussion was held and the motion was modified by Robert Maquat, seconded by Milan Spisek, to include the fact that the Board of Selectmen had requested Planning and Zoning to conduct a study and that the Commission found that this report is still relevant and reaffirmed its recommendation for a wireless telecommunication facility on the Morehouse Road Tract as referenced by a map with a proposed location of the cell tower. It was noted that the Commission conducted a parallel study of the Morehouse Road Tract and identified this specific location for a proposed cell tower; by conducting this study, it is consistent with the Town Plan of Conservation and Development and it will not have an adverse impact on the Town. Ross Ogden was appointed to vote for Wallace Williams. The vote was unanimous, 5-0, motion carried.

ITEMS FOR DISCUSSION AND/OR ACTION

2. Morehouse Civic Park Master Plan – A report will be given on various issues concerning Phase I land uses and possible development. Discuss coordination needed with Board of Education, Conservation Commission, Park and Recreation Commission and Public Works Department. Solar collectors issue to be discussed. Consider possible format of Plan and Report for public presentation.

   The Chairman, Robert Maquat, noted an e-mail received from John Broadbin dated Sept. 8, 2014 with memo from Margo Ward of State DEEP attached.

   The Land Use Director, John Hayes, stated that he had met with DEEP on September 3, 2014 along with John Broadbin and Ron Ochman, P.E. and reaffirmed that the Town of Easton had two options, if it wished to proceed with the proposed development, for seeking permit coverage for the current system as well as an future site developments:
   1. Modify the current system to only discharge to the groundwater and apply for the General Permit to Discharge from Subsurface Sewage Disposal Systems Servicing Existing Facilities, and submit technical plans for modifications and expansions under the General Permit; or
   2. Submit an application to modify and reissue the current permit as a joint permit, and submit a modification application for expansion when the town is prepared to move forward with further site development.

   It was noted that the existing permit will expire by September 2015.

   John Hayes also stated that he had met with Carroll Brooke regarding the installation of solar panels on site. Mr. Brooke had submitted a map with three areas to the rear of the SSES, referenced as Plot "A", Plot "B" and Plot "B" Addendum. The Commission will have to have a meeting with all the parties involved: Board of Education, Parks and Recreation, Board of Selectmen, Conservation and Clean Energy.

ITEMS FOR DISCUSSION AND/OR ACTION (continued)

1. Discussion and/or decision on **Special Permit Application, SP-14-02**, Town of Easton, Lessor, and Speech Express, LLC, d/b/a The Speech Academy, Lessee, 656 Morehouse Road, to conduct a private school providing a special education program for school age children.

   Motion was made by Robert Maquat, seconded by Steve Carlson, to approve the special permit application SP-14-02 , Town of Easton, Lessor, and Speech Express, LLC, d/b/a The Speech Academy, Lessee, 656 Morehouse Road, to conduct a private school providing a special education program for school age children as a private school is a permissible use under Sections 4.3.5 and 7.3 of the Easton Zoning Regulations. The Commission found:

   1. The location of the school is on the site of a pre-existing school with no changes being made to the building.
   2. Site plan is adequate as submitted.
   3. The site plan complements the parking plan being completed.
   4. Parking is adequate for this use.
   5. This use is consistent with the Town Plan of Conservation and Development, pages 104 and 88-90.
   6. The proposed private school meets the requirements of Section 7.2.1 of the Easton Zoning Regulations, A through G, inclusive.

   After discussion the motion was amended by Robert Maquat, seconded by Steve Carlson, to include the condition that the applicant will certify semi-annually that they will not have more more than 30 children with a maximum of 28 staff and visitors. Parking should be coordinated with other tenants. There is no designated parking and signage should be coordinated with other tenants.

   Voting were all regular members except Wallace Williams. Ross Ogden was appointed to vote for Wallace Williams. The vote was unanimous, 5-0, motion carried.

PENDING APPLICATIONS: Public Hearing scheduled for September 16, 2014
To consider an application, by Saddle Ridge Developers, LLC, the proposed Developer and applicant, on behalf of Silver Sport Associates, Owner, pursuant to Conn. General Statutes Sec. 8-30g, to construct a housing development with an affordable component. The Chairman noted that this would be a meeting to understand the application and ask questions.

ADMINSTRATIVE MATTERS:

3. ZEO Report – The Chairman noted a ZEO report dated 9/8/14 from P.A. Doremus, Zoning Enforcement Officer and discussed each item in the memo. No action was taken. Some of these items will be discussed at the next regularly scheduled meeting, September 22, 2014.

ADMINSTRATIVE MATTERS(continued)

4 Pending matters (continued)

- Revised plan is anticipated for Maple Row Farm Special Permit Application - John Hayes, Land Use Director stated he had spoken to Attorney Raymond Rizio and that he would be meeting with him next week.

At approximately 10:00PM, motion was made by Steve Carlson, seconded by Milan Spisek, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

Margaret Anania

Margaret Anania, Recording Secretary