

APPROVED FINAL MINUTES OF REGULAR MEETING
FEBRUARY 24, 2014 PLANNING AND ZONING COMMISSION

Chairman, Robert Maquat, called the meeting to order at approximately 7:15pm
Regular Members present: Robert Maquat, Steve Carlson, Robert DeVellis and Wallace Williams
Regular Members absent: Milan Spisek
Alternate Members present: Ross Ogden and Raymond Martin
Town Officials present: John Hayes, Land Use Director

ITEMS FOR CONSIDERATION OR ACTION:

1. Subdivision application 12-02, Subdivision Map 71 North Park Avenue, Prepared For Helder L. & Jeffrey M. Bento, Easton, CT. Present at the meeting was Architect Wayne S. Garrick, representing Ethel and Elie Romano, abutters of the subdivision and the owner/applicant for the Subdivision, Jeffrey M. Bento; both were given an opportunity to speak about the proposed planting plan submitted by Ochman Associates, LLC. The Commission reviewed the planting plan as shown on a map entitled "Site Plan, 71 North Park Avenue, Prepared For Helder L. & Jeffrey M. Bento, Easton, CT., January 8, 2012", last revised 11/1/2012 by Ochman Associates, Inc. and determined that the engineer did not supply sufficient information regarding existing growth along the westerly boundary to verify the effectiveness of the proposed screening. The Commission suggested that the number of trees along that boundary be increased to 14 white pines and that the white pines be offset in a double-row arrangement at a minimum of 6-foot height to provide more effective screening.

The Commission also reviewed the revised subdivision bond estimate submitted by Ochman Associates, Inc. dated February 7, 2014., and a report dated February 21, 2014 from the Assistant Town Engineer recommending the subdivision bond be set at \$10,300. Motion was made by Robert Maquat, seconded by Steve Carlson, to set the subdivision bond at the recommended amount of \$10,300. The vote was unanimous, 4-0, motion carried.

The Chairman noted a letter dated January 7, 2014 from Jeffrey Bento requesting an additional extension of time, 90 days, to post the subdivision bond, file the subdivision map and file the related documents for the subdivision prepared for Helder L. & Jeffrey Bento, 71 North Park Avenue. Motion was made by Steve Carlson, seconded by Wallace Williams, to grant the request for a final extension of 90 days to post the subdivision bond and file the subdivision map and related documents and easements for the above subdivision. It was noted that the extended final due date for filing the subdivision is May 31, 2014. The vote was 4-0, motion carried.

2. 55 Silver Hill Road: The Chairman stated that he had spoken with Town Counsel and that they were awaiting the receipt of a signed affidavit which acknowledges that the people living at the above property qualify under the Americans With Disabilities Act.

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ADMINISTRATIVE MATTERS:

3. Correspondence: The chairman noted the following correspondences:
- a. Letter dated February 21, 2014 to Vincent Caprio from the Board of Selectmen appointing him as an alternate on the Planning and Zoning Commission.
 - b. Budget Prepared by John Hayes, Land Use Director and Commissioners Steve Carlson and Robert Maquat. The Land Use Director stated that the most significant increase was for GIS mapping necessary for the update of The Town Plan of Conservation and Development required to be updated by 2016. The Chairman signed the budget and invited Commissioners to attend the Budget Hearing on March 11, 2014.

ITEMS DEFERRED FROM PREVIOUS COMMISSION MEETINGS:

- 1) Master Plan for the Town-owned Morehouse Road Tract
The Land Use Director briefly stated he would be meeting with John Broadbin on Wednesday regarding the differences in their plans and would primarily focus on the circulation layout and the location of the gazebo structure. The Chairman stated that once there is a final plan it could be brought to public hearing.
- 2) The Town "Center" at Sport Hill and Center Roads was briefly discussed.

ITEMS FOR CONSIDERATION OR ACTION:

3. 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, John Hayes, stated he is working on an updated parking plan based on the information generated from the public hearing held on the special permit, i.e. the adjustment of entrance/exit driveways. Mr. Hayes noted that the Easton Country Day School was currently in violation of the lease and suggested a "Temporary Certificate of Zoning Compliance" be issued during the construction phase and that a timeline for the construction be determined.

ADMINISTRATIVE MATTERS (continued)

3. Correspondences: The chairman continued to note the following correspondences:
- c. Letter dated February 21, 2014 from the Zoning Enforcement Officer to the Easton Village Store regarding "Indoor Seating Capacity".


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ADMINISTRATIVE MATTERS (continued)

3. Correspondences:

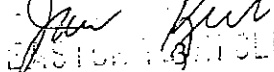
- d. Letter dated February 7, 2014 from Joel Silkoff, Facility Director, Easton Community Center, regarding the proposed new sign by the Helen Keller Middle School (PTA). The Chairman noted that the PTA still needs to coordinate with Parks and Recreation and the Board of Education.
- e. The Chairman updated the Commission regarding the placement of a cell tower on the Morehouse Road tract (report sent to the Board of Selectmen in August, 2013). The Chairman stated that he attended a recent Board of Selectmen Meeting and that the Town was looking into the feasibility and location of a DAS network.

At approximately 8:00PM motion was made by Steve Carlson, seconded by Robert DeVellis, to adjourn the meeting. The vote was unanimous, 4-0, motion carried.


Margaret Anania, Recording Secretary

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EASTON TOWN CLERK ASST