

APPROVED FINAL MINUTES OF REGULAR MEETING MAY 19, 2014
PLANNING AND ZONING COMMISSION

Chairman, Robert Maquat, called the meeting to order at approximately 7:10pm

Regular Members present: Robert Maquat, Robert DeVellis, Wallace Williams, Steve Carlson
and Milan Spisek

Alternate Members present: Raymond Martin and Vincent Caprio

Alternate Members absent: Ross Ogden

Town Officials present: John Hayes, Land Use Director and Edward Nagy, Town Engineer

ITEMS FOR CONSIDERATION OR ACTION:

1. Subdivision Application 05-01, "Adirondack Estates", Adirondack Trail – Request by Attorney Harold Rosnick to modify the subdivision. Present at the meeting was Attorney Harold Rosnick and Ronald Ochman, P.E. Mr. Rosnick stated that there were two issues to be addressed by the Commission regarding the Subdivision Approval.
 1. The original plan called for a 24' x 30' apron and then a common driveway 24' wide until it divided, 80 feet back from Adirondack Trail. Mr. Rosnick now requests a separate 12' driveway for Lot #2 as the Lot #1 driveway had been previously relocated. (In 2012 the driveway location for Lot #1 was changed, amending the earlier Subdivision Approval.)
 2. The modification of three detention areas for spillways which need to be remediated: Detention Basins #3, #4 and #6. (This item was discovered in 2012 but never resolved.)

Ron Ochman, P.E. submitted a letter dated May 19, 2014 regarding the driveway proposed for Lot 2, Adirondack Estates and a plan entitled "Grading Plan, Prepared For Harold Rosnick Trustee and Michael Rosnick Trustee, Adirondack Estates, Easton, CT, Dec. 7, 2004", last revised June 20, 2012, which he discussed with the Commission. Mr. Ochman also discussed his letter of January 12, 2012 regarding the "Concrete Strength Of Outlet Structures #3, 4, AND 6, Adirondack Trail, Easton, CT".

Also present at the meeting was Edward Nagy, P.E. who stated that he did not believe the driveway met sound engineering standards. The Commission discussed the use of a driveway as it appeared it would be safer than a road. Mr. Nagy stated that he had not received any remediation plans for the outlet structures. It was determined that new plans would be submitted for both the driveway and the remediation of the outlet structures. This item will be discussed at the next regularly scheduled meeting, June 9, 2014.

2. Endorsement of mylar site plan map and related documents for Subdivision application 12-02, Subdivision Map, 71 North Park Avenue, Prepared For Helder L. & Jeffrey M. Bento, Easton, CT. The Chairman signed both the Subdivision Map and the Agreement to Complete Subdivision, as required, before filing in the Easton Land Records.

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ITEMS FOR CONSIDERATION OR ACTION:

3. Endorsement of mylar site plan map and related documents for Easton Country Day School special permit application, SP 13-05. The Land Use Director stated that some minor changes needed to be made to the mylar before it could be filed in the Easton Land Records.

Motion was made by Robert Maquat, seconded by Steve Carlson, to recognize the minor administrative changes to the mylar map necessary before endorsement and filing in the Easton Land Records. The Commission recognized the following changes:

1. There shall be no note on the map that parking spaces are reserved for any entity on-site.
2. The applicant must properly differentiate the corridors and the common areas on the map.
3. The applicant must properly designate that the drop-off area as one way and the parking to the south as two ways.
4. The 3 islands must be removed and the map should note that they will be replaced with painted pavement.

The motion was amended to include that there shall be a designated area on the map by the entrance for signage. The motion was also amended to require the showing of a consistent 24' width curb to curb, in the northwest area, so that there is adequate width for cuing and passing. The vote was unanimous, 5-0, motion carried.

4. Bond release request for Subdivision Application 08-01, "Subdivision Prepared For Frank A. Minardi", 53 Ridgeway – Report requested from Town Engineer. The Town Engineer, Edward Nagy, submitted a two page report dated May 16, 2014 from Bruce Bombero, Sr., Deputy Director of Public Works, which he discussed with the Commission. This report will be forwarded to Kathleen and Frank Minardi.
5. Partial subdivision bond reduction request for Subdivision Application 11-01, "Big Lakes Subdivision", 288 Maple Road – Report requested from Town Engineer. The Town Engineer noted that a couple of correspondences had been received regarding the repairs to be made to the dam on "Big Lake" and that a permit would soon be obtained by the owner from the state and that a bond may not be required to be posted with the state since the dam was on private property. Mr. Nagy also stated that the first course of asphalt on the driveway did not meet the required standards. This item will be discussed at another meeting.

ADMINISTRATIVE MATTERS:

1. Request by Rev. Christine Kim, Jesse Lee United Methodist Church, for 13 temporary signs, 12" x 18", to be placed at 13 locations throughout the Town of Easton to promote "Vacation Bible School". The Chairman noted the temporary sign application request submitted by Rev. Christine Kim dated May 8, 2014.

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ADMINISTRATIVE MATTERS:

1. Request for temporary signs for Jesse Lee United Methodist Church (continued)

Motion was made by Robert Maquat, seconded by Steve Carlson to approve the request for 13 temporary signs, 12" x 18", to be placed at 13 locations throughout the Town of Easton to promote "Vacation Bible School".

The motion was amended to be subject to the following stipulations:

1. Dates of use are granted only for the period of May 19th to June 27, 2014.
2. The 12" x 18" signs shall be allowed only at the requested twelve locations and also at the Firehouse Green if permission is obtained with the stipulations that the signs will not adversely affect the travelways or sightlines.
3. Permission must be obtained from the Fire Department before displaying any sign on the Firehouse Green.
4. Signs must be removed within 48 hours of the end of the event.

The vote was unanimous, 5-0, motion carried.

2. Added to the Agenda:

Motion was made by Robert Maquat, seconded by Wallace Williams to discuss the parking for Aspetuck Land Trust properties. The vote was unanimous, 5-0, motion carried.

The Land Use Director stated that he had met with David Brandt of the Aspetuck Land Trust and Kurt Naser, a nearby neighbor on Elm Drive and a Trail Steward for the Aspetuck Land Trust, and discussed the following items with the Commission:

1. Eliminating the access entrance to Aspetuck Land Trust property off Elm Drive.
2. The frequency of visitors using the access off Elm Drive and parking on Elm Drive which was estimated to be 10 to 12 cars per day; it was noted that many had unleashed dogs.
3. The proposed parking area off Freeborn Road.
4. Alternative location for parking area off Wells Hill Road
5. Expansion of other existing parking areas such as Country Club Road.
6. Permit parking
7. Possible parking area behind Burr House, 500' to 600' in the interior; not visible from public road.

The Land Use Director stated that Mr. Brandt will submit plans for the proposed parking areas.

3. Correspondence: The Land Use Director stated that he had prepared a draft proposed amendment to the Zoning Regulations regarding SITE DEVELOPMENT PLANS. He also noted that he had received a memo from Attorney Ira Bloom regarding a proposed amendment to Section 7.2.1D of the Easton Zoning Regulations which he would also distribute to the Commission before the next meeting.

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3. Correspondence (continued)

The Land Use Director also discussed with the Commission the septic facilities for the school, located on the draft map of the plan for the Morehouse Road Property prepared by John Broadbin and stated that Ron Ochman and John Broadbin would be meeting with the State regarding the adequacy of the facilities and needs for the future.

Mr. Broadbin had located a trail on the map; however, the Land Use Director noted that it differed from what was previously discussed. It was also noted that generally new turf fields are not built; existing field are usually converted to turf fields.

The Land Use Director also stated that there was a need to address the location of a solar farm on the property to satisfy the solar energy initiative. More information is needed from Carroll Brooke; a "Cost Benefit Analysis would show the specific benefit for each location: on the building, the parking lot or behind the school on a slope.

4. Minutes: 2/10/14, 2/24/14 and 3/10/14

Minutes for 2/10/14: Motion was made by Steve Carlson, seconded by Raymond Martin, to approve the minutes for 2/10/14 as amended. The vote was unanimous, 5-0, motion carried.

Minutes for 2/24/14: Motion was made Wallace Williams, seconded by Steve Carlson, to approve the minutes for 2/24/14 as amended. The vote was unanimous, 5-0, motion carried.

Minutes for 3/10/14: Motion was made Wallace Williams, seconded by Raymond Martin, to approve the minutes for 3/10/14 as amended. The vote was unanimous, 4-0, motion carried. Steve Carlson did not vote as he was not at that meeting.

At approximately 9:15PM, motion was made by Steve Carlson, seconded by Raymond Martin, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

Margaret Anania, Recording Secretary