

REGULAR MEETING MINUTES NOVEMBER 4, 2019
FOR THE EASTON PLANNING AND ZONING COMMISSION

Note: These minutes, 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.

Vice Chairman, Raymond Martin, called the Regular Meeting to order at approximately 7:06 pm.
Regular Members present: Wallace Williams, Raymond Martin, Ross Ogden and Robert Maquat who arrived shortly after the start of the meeting.

Regular Members absent: Thomas Maisano

Alternate Members present: Alison Sternberg and Jay Habansky

Alternate Members absent: Walter Kowalczyk

For the record: The Vice Chairman appointed Alison Sternberg to vote for Thomas Maisano.

ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes of Regular Meeting October 28, 2019 of Easton Planning and Zoning Commission- Motion was made by Wallace Williams, seconded by Alison Sternberg, to approve the Regular Meeting Minutes for the October 28, 2019 Easton Planning and Zoning Commission Meeting as presented. The vote was unanimous, 5-0, motion carried. Jay Habansky was present for that meeting and voted.

Chairman Robert Maquat arrived at the meeting.

ITEMS FOR DISCUSSION AND/OR ACTION:

2. Receipt of Scenic Road Alterations Application for 520 Judd Road - The Chair noted that a scenic road alterations application was recently submitted for 520 Judd Road. Present at the meeting was the homeowner for 520 Judd Road, Susan Stryker. Discussion was held regarding whether the alteration made met the listed alterations for a scenic road alterations application in the Town Ordinance; a copy of the Town Ordinance for Scenic Road Alterations was distributed to the Commission and Susan Stryker. After a brief discussion it was determined that the stones might create a challenge. The Chair will speak to Public Works and Commissioners are welcome to visit the site and road to see what conditions exist.
1. Release of Subdivision Bond for Subdivision Application 16-01, 17 Adirondack, LLC
Present at the meeting was Attorney Harold Rosnick. The Commission briefly reviewed his request. Motion was made by Robert Maquat, seconded by Raymond Martin, that out of the remaining \$10,400 plus interest subdivision bond, \$3,000 shall be retained to cover recently planted trees, to be re-evaluated after June 1, 2020 and that the balance of the bond be returned. Attorney Rosnick agreed to drop all current lawsuits against the Town of Easton and Planning and Zoning. Robert Maquat revised his motion to include that a final mylar be submitted to the Town regarding this subdivision. The modification was seconded by Raymond Martin. The vote was unanimous, 5-0, motion carried.

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ITEMS FOR DISCUSSION AND/OR ACTION: (continued)

3. Update on Grants and other related Planning issues:

The Chairman gave the Commission a brief update on Sacred Heart. Chair Maquat stated that he had attended the Park and Recreation Commission Meeting and that they had voted to endorse the concept of Sacred Heart University making improvements to an existing field on the Morehouse Road property which has not been used for a year due to drainage problems, as well as create a node for a baseball infield, all of which would be turfed. The Chair showed a plan that depicted the size of the field to be approximately 320ft x 300ft. with nonobtrusive non-permanent coverings; it also depicted six proposed tennis courts. The Chair stated that there could possibly be a bubble over the tennis courts so that the Townspeople may play tennis during the winter. The Chair stated that the agreement the Town was trying to structure with Sacred Heart was to allow the Townspeople to have access to the new swimming pool and hockey rink being built on the former G.E. property purchased by Sacred Heart. The Chair also noted a state of the art IT Center on that property for which Easton students may have access to internships and professors for research opportunities. The Chair also discussed briefly the proposed trail shown on the plan stating that it was done to minimize intrusion on wetlands. The Chair stated that Mark Ochman, P.E. would be involved with the project and noted that the Commission had responded favorably to the 8-24 referral it had received from the Board of Selectmen.

The Commission briefly discussed the upcoming public hearing scheduled on Amendments to the Easton Zoning Regulations for a Village District, Easton Center District, on November 19, 2019 at 7:00pm at Helen Keller Middle School and noted that the FAQ on the Village District with a brief note of the public hearing should be distributed to social media and the flier in specific locations in Town.

The Chairman noted that Consultant, Glenn Chalder, of Planimetrics, would be at the public hearing and would make a presentation. The Chair also noted that Attorney Pete Gelderman, of Berchem & Moses, would be attending this public hearing.

The Commission briefly discussed the "Concept Design Workshop" for the "Complete Street" Initiatives, a two-day design Workshop scheduled for November 15, 2019 (stakeholder's meeting) and November 16, 2019 (Citizens of Town of Easton), with the purpose of collecting public input to improve pedestrian safety and accessibility along a certain portion of Sport Hill Road in Easton, CT.

ADDED TO THE AGENDA:

Motion was made by Robert Maquat, seconded by Wallace Williams, to add to the agenda the discussion of a map entitled "Revised Accessway to Lot 6, Lot No. 5, Section "C" Tatetuck Estates", last revised July 9, 2019. The vote was unanimous, 5-0, motion carried. Justin Griorlando described the reason for this map and the accompanying document entitled "Easement and Right Of Way Modification Agreement". Dori Wollen submitted to P & Z a copy of a map reviewed by them in 2001 and that it differed from the July 9, 2019 Map.

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ADDED TO THE AGENDA:

The Commission determined that a memo should go to Dori Wollen, Chair of Inland/Wetlands, regarding this item letting her know that they would like to satisfy whatever criteria wetlands makes regarding the changes proposed on the July 9, 2019 map and that Wetlands should communicate their decision to Planning and Zoning.

ADMINISTRATIVE AND OTHER MATTERS: (continued)

2. Proposed 2020 Calendar of Meetings for the Easton Planning and Zoning Commission - The Commission reviewed the proposed calendar and determined that they should have the first meeting in October on October 5, 2020. Motion was made by Wallace Williams, seconded by Raymond Martin, to approve the 2020 Calendar of Meetings for the Easton Planning and Zoning Commission with the one change, first meeting in October being October 5, 2020. The vote was unanimous, 5-0, motion carried.
4. Correspondence – Justin Giorlando, Land Use Director, discussed with the Commission information received from Marsel Huribal regarding 422 Sport Hill Road. Mr. Huribal stated that all horse, except for four, are the property of him and his wife; the remaining four horses are the property of his tenants that rent his properties in Easton; he allows the tenants to stable their horses on his property. Mr. Huribal will apply for a permit for the temporary structure.

Discussion was held regarding the regularly scheduled meeting of November 18, 2019 of the Planning and Zoning Commission. It was determined that since the Commission is holding a special meeting Tuesday, November 19, 2019 for the public hearing, the Commission may not need to meet on November 18, 2019. Timely notification of cancellation will be filed if no meeting is to be held on November 18, 2019.

At approximately 8:45 pm, there being no other business to be conducted, motion was made by Wallace Williams, seconded by Ross Ogden, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary