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CHRISTINE HALLORAN
TOWN CLERK
EASTON CT

MINUTES OF REGULAR MEETING OCTOBER 27, 2014
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.

Chairman, Robert Maquat, called the meeting to order at approximately 7:04pm.

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

Regular Member absent: Milan Spisek

Alternate Members present: Ross Ogden, Vincent Caprio and Raymond Martin

Town Officials present: John Hayes, Land Use Director, Edward Nagy, P.E., Town Engineer and Director of Public Works and Adam Dunsby, First Selectman.

For the record: Chairman Robert Maquat appointed Ross Ogden to vote for Milan Spisek

ADMINISTRATIVE MATTERS:

4 Pending matters carried over from previous Commission meetings:

- Aspetuck Land Trust: A progress report was reviewed by the Commission from the Aspetuck Land Trust for proposed development of on-site parking facilities at three locations. Chairman Robert Maquat noted a letter dated October 20, 2014 from David Brandt, Executive Director, and Richard Ritzel, President, Board of Directors, Aspetuck Land Trust.

Several neighbors spoke.

Rick Muir, 26 Elm Drive

Janie Muir, 26 Elm Drive

Jeff Burlinson, 130 Freeborn Road

Mark Conese, 225 Norton Road

Shaun Malay, 44 Elm Drive

Tom Carter, 74 Freeborn Road

Discussion was held regarding the major concerns of the neighbors. The Land Use Director will convey to David Brandt the Commission's concerns for additional items to be included in the ALT's proposal. The Commission requested a timeline for the proposed development of on-site parking facilities at the three proposed locations.

- Subdivision Application 05-01, "Adirondack Estates", Adirondack Trail – Request by Attorney Harold Rosnick to modify roadway. No report received from Police Commission.
- Draft Proposed Amendment to Zoning Regulations (July 28, 2014: Site Development Plans) was distributed to the Commission and the Town Engineer and will be discussed at another time.

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ADMINISTRATIVE MATTERS:

2. ZEO Report – Update on current enforcement issues (owner of 639 Stepney Road and husband requested to attend). The Chairman noted an e-mail from Nikki Zeoli sent to the Planning and Zoning Secretary late that day stating that she could not attend the meeting.

Present at the meeting was Laurel Fedor, 4 Maple Road, who submitted a copy of a log which she kept regarding the activities at 639 Stepney Road. Other neighbors of the property were present and spoke: Alison Sternberg of 745 Stepney Road and Robert Cohen of 40 April Drive. The Commission reviewed the log submitted and the Commission determined by consensus to send the file on 639 Stepney Road to Town Counsel for further action.

- Discuss procedures for enforcement action in cases where a long-standing notice of violation exists. A list of zoning enforcement issues was distributed to the Commission. It had been noted that two of the items had received two violations with no response. The Commission reviewed the list and the Commission determined by consensus to send the files on 539 Sport Hill Road and 80 Cedar Hill Road to Town Counsel for further action.
- The Commission discussed the property located at 450 Sport Hill Road and it was noted that a response had been received. The Commission reviewed the materials submitted by the owner of 450 Sport Hill Road in response to the violation .

Motion was made by Robert Maquat, seconded by Steve Carlson, that it appears that the documents satisfy the intent of the regulations and the violation is removed. The vote was unanimous, 5-0 motion carried.

- The Commission discussed the alleged violation regarding the Easton Village Store for constructing a door and steps to the outside patio. The Chairman stated that the owner, Marsel Huribal had contacted him regarding this issue. The Commission determined by consensus that Mr. Huribal should respond in writing to the Commission regarding the alleged violation.
 - Edward Nagy, PE, Town Engineer stated that there were several driveway bonds outstanding which involved driveways that did not meet zoning. The Town Engineer will meet with the Zoning Enforcement Officer, Phillip Doremus, to resolve any issues.
3. Correspondence: A proposed 2015 Calendar of Planning and Zoning Commission Meetings had been distributed; it was suggested to change the August meetings. This item will be discussed at a future meeting.

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ADMINISTRATIVE MATTERS (continued)

Minutes of 9/16/14 Meeting – Motion was made by Steve Carlson, seconded by Robert DeVellis, to approve the Minutes for the 9/16/14 Planning and Zoning Commission Meeting as presented. Ross Ogden did not vote as he was not present at that meeting. Vote was unanimous, 4-0, motion carried, minutes approved.

Minutes of 9/22/14 Meeting – Motion was made by Steve Carlson, seconded by Wallace Williams, to approve the Minutes for the 9/22/14 Planning and Zoning Commission Meeting as presented. Robert Maquat did not vote as he was not present at that meeting. The vote was unanimous, 4-0, motion carried, minutes approved.

Minutes of 10/20/14 Meeting – Motion was made by Wallace Williams, seconded by Robert DeVellis, to approve the Minutes for the 10/20/14 Planning and Zoning Commission Meeting as amended: Reword the 3rd and 4th paragraph of page one of the minutes to read:

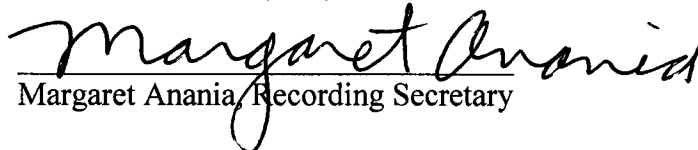
“ Attorney Ira Bloom, Counsel for the Town of Easton gave a brief history of the applications and stated that the attorneys for the parties were obligated to report to Judge Berger on the status of the various cases.

Leslie Minasi, Coalition to Save Easton, Intervenors on the Application submitted an unsigned report dated October 15, 2014 from Professional Engineer, Steven D. Trinkaus, Trinkaus Engineering, LLC.”

Add to item # 19, on the list of items noted by the Chairman on Page 3, who the letter was received from: “Brian T. Roach, Supervisor, Environmental Protection, Aquarion Water Company.”

The vote was unanimous, 5-0, motion carried, minutes approved as amended.

At approximately 9:15PM, motion was made by Robert DeVellis, seconded by Ross Ogden, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary