

MINUTES OF REGULAR MEETING NOVEMBER 24, 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 7:15pm

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

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

Town Officials present: John Hayes, Land Use Director

Public Hearing:

Chairman read the legal notice for the only item on the agenda, the public hearing to consider applications by Saddle Ridge Developers, on behalf of the owner, Silver Sport Associates.

Present at the meeting were Matthew Ranelli, Esquire, of Shipman & Goodwin, LLP, Authorized Agent and Counsel for the Applicant, Saddle Ridge Developers, LLC, and the Owner, Silver Sport Associates, Ted Hart, P.E. of Milone & MacBroom, Inc., and George Trudell, of Trudell Homes, 48 South Main Street, Newtown, CT.

Also present at the meeting was Steven D. Trinkaus, Licensed P.E., Trinkaus Engineering, LLC, of Southbury, CT, formerly of Redding, CT, outside consultant for the Coalition to Save Easton. Mr. Trinkaus stated that he had reviewed the responses by Milone & MacBroom and wanted to elaborate on their impact.

Attorney Ranelli objected to his adding new information without submission of any documentation prior to the public hearing. The Chairman stated that Mr. Trinkaus could not discuss anything new.

Mr. Trinkaus discussed his five page letter dated October 15, 2014 addressed to the Coalition to Save Easton c/o Leslie Minasi, submitted at the meeting of October 20, 2014.

Outside consultant for the Town, Todd Ritchie, PE, Senior Project Manager of GHD submitted a report dated November 20, 2014 which he discussed.

Ted Hart, P.E. of Milone & MacBroom, Inc. responded to Todd Ritchie's comments in his report of November 20, 2014 and stated that he had already responded to one of the issues in an e-mail dated November 22, 2014 to Todd Ritchie.

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Attorney Ira Bloom, Counsel for the Town of Easton, discussed a voicemail message he received from Attorney Janet Brooks regarding e-mails to and/or from Michael Santoro, Specialist, of the State of CT Department of Housing regarding whether the current application is an 8-30g. compliant application. Attorney Bloom stated that while the e-mail expressed some acceptance and level of support, it did raise some issues not decided in court. Attorney Bloom discussed in length the impact of this application not being 8-30g. compliant.

Attorney Matthew Ranelli responded to Attorney Bloom's comments and referred to his letter dated November 24, 2014 which included two items:

1. Copy of e-mail correspondence from Michael Santoro to George Trudell dated March 12, 2014 regarding affordable accessory apartments in a set-aside development; and
2. Response to November 24, 2014 memo of John Hayes, planning consultant.

The Commission questioned the impact of this application not being 8-30g. compliant; it was noted that it would be helpful to know whether this application was 8-30g. compliant. John Hayes discussed his memo dated November 24, 2014 Re: "Easton Crossing Recommended Redesign of "Bridal Bend" as well as his marked-up site plan map and his Supplemental Report On Easton Crossing Proposal

Ted Hart, P.E., discussed his "Response To November 24, 2014 Supplemental Report of John Hayes, Consultant" and responded to the report from Conservation dated November 24, 2014.

Chairman, Robert Maquat, took note of the following items for the record:

1. Submission by Attorney Matthew Ranelli, letter dated November 24, 2014 to Robert Maquat, Chair, and Commission Members, Planning and Zoning Commission, with attachments.
2. November 24, 2014 Supplemental Report of John Hayes, Consultant, to Planning & Zoning and memo to Planning & Zoning dated November 24, 2014 Re: Easton Crossing; Recommended Redesign of "Bridal Bend" with attached marked-up site plan map.
3. Report from Conservation dated November 24, 2014 from Roy Gosse, Chairman, Conservation Commission.
4. E-mail to Todd Ritchie dated November 22, 2014 from Ted Hart, discussing a response to an item in Todd Ritchie's November 20, 2014 report.
5. Eight page report to Planning & Zoning Commission, Town of Easton, from Todd Ritchie, PE, Senior Project Manager of GHD, Inc.
6. E-mail from Leslie (Leslie Minasi) dated November 6, 2014 with a Revised Environmental Report, Saddle Ridge, Easton, CT attached (10 pages plus map), prepared by Steve Danzer.
7. Signature page for Steven Trinkaus report dated October 15, 2014 sent via e-mail from Leslie Minasi, via e-mail dated October 29, 2014.
8. Letter to Ira Bloom, Esq. from Todd D. Ritchie, P.E. Senior Project Manager, dated October 23, 2014 regarding Additional Engineering Review Services, Proposed Easton Crossing Development.
9. E-mail from Dr. Floyd Lapp, FAICP, Executive Director, Western CT Council of Governments, South Western Regional Planning Agency, dated October 7, 2014.

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10. Forty plus letters/e-mails not in support of the current application before Planning & Zoning.
11. Original application in digital form received with letter dated August 25, 2014 from Matthew Ranelli, Esq. and digital submission entitled "Saddle Ridge Developers, Easton Crossing, Zoning Supplemental Materials, November 3, 2014" received November 6, 2014.

The following people spoke:

1. Verne Gay, 5 Sherwood Road, President of Citizens for Easton, Intervenors.
2. Bill Kupinse, 5 Stonestrow Road – He submitted a three page letter for the record.
3. Bert Webbe, 260 Maple Road
4. Jane Price, 30 Sherwood Road – She submitted a one page letter for the record.
5. Debbie Klein, 114 Cedar Hill Road
6. Kathleen Magner submitted a one page letter on behalf of Chris Michos with attached e-mails and letters (12 in total) for the record.
7. June Logie, 140 Rock House Road – She submitted a two page letter with e-mails to and from Michael C. Santoro, CD Specialist, Office of Policy, Research and Housing Support, Department of Housing.
8. Jeff Becker, 5 Cedar Hill Road – He submitted a one page letter for the record.
9. Bruce LePage, 18 Cold Spring Road


A discussion was held regarding the opinion of Michael Santoro, CD Specialist, Office of Policy, Research and Housing Support, Department of Housing, and whether additional clarification of Mr. Santoro's opinion should be obtained.

Attorney Ranelli requested a short recess to discuss the matter with the owner and/or applicant. Motion was made by Steve Carlson, seconded by Milan Spisek, at approximately 10:25pm to recess the meeting for a short recess to give the applicant time to discuss the matter. The vote was unanimous, 5-0, motion carried.

The meeting resumed at approximately 10:30pm. After a brief discussion Matthew Ranelli, Esq. verbally consented to an extension of the public hearing to 5:00pm, Monday, December 8, 2014, at which time the extension granted by the applicant will expire and only written correspondence received at the Easton Town Hall by 5:00pm will be accepted into the record without public discussion.

The chairman declared the public hearing recessed to 5:00pm, Monday, December 8, 2014, at which time the extension granted by the applicant will expire and only written correspondence received by that time will be accepted into the record without public discussion.

At approximately 11:00PM, motion was made by Steve Carlson, seconded by Milan Spisek, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary