

MINUTES OF REGULAR MEETING DECEMBER 8, 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
and Milan Spisek.

Regular Member absent: Wallace Williams

Alternate Members present: Vincent Caprio and Raymond Martin

Alternate Member absent: Ross Ogden

Town Officials present: John Hayes, Land Use Director

For the record: Robert Maquat appointed Alternate Member Raymond Martin to vote for Wallace Williams.

ADMINISTRATIVE MATTERS:

8. Aspetuck Land Trust: Trout Brook Valley Conservation Area, proposed plan and time line for establishing parking facilities off Freeborn Rd., Wells Hill Rd. and Black Rock Rd. The Chairman, Robert Maquat, noted a three page letter to Easton Planning and Zoning Commission dated December 4, 2014 from David Brandt, Executive Director, and Richard Ritzel, President, Board of Directors, Aspetuck Land Trust. The Land Use Director gave a brief summary of the letter. The Chairman read some of the bulleted points and noted items listed under the Parking Plan proposed to relieve parking pressure on residential streets and neighbors, particularly Elm Drive, and provide for better parking for the public to access open space. One member from the public spoke, Michael Ogrinz, of 28 Country Club Lane. It was noted that these were positive steps being taken by the Aspetuck Land Trust and that the new concerns will be expressed to the Aspetuck Land Trust.
3. Appointment: Wayne Garrick was not present; there was no discussion.
4. 2015 Calendar of Meetings for the Planning and Zoning Commission
Motion was made by Steve Carlson, seconded by Robert DeVellis to approve the 2015 Calendar of Meetings for the Planning and Zoning Commission. The vote was unanimous, 5-0, motion carried.
5. Progress report on Zoning Permit Z-11-4268, Pasquale Feola, 664 Sport Hill Road, to complete the construction of a replacement dwelling. The Chairman noted a progress report submitted by Anthony M. Baldino of Anthony M. Baldino Custom Homes, LLC, dated Dec. 3, 2014 and an update from Bill Martin, Building Official, dated December 8, 2014 with two additional items to be completed before C/O could be issued. These additional two items will be communicated to Mr. Baldino. Also, the Commission determined that another update should be provided in 30 days.

INSTR # S2014000683 REC'D 12/10/2014 01:19:03 PM
CHRISTINE HALLORAN TOWN CLERK EASTON CT

MINUTES OF REGULAR MEETING DECEMBER 8, 2014
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ADMINISTRATIVE MATTERS (continued)

6. Bond release report for the Minardi Subdivision (report from Town Engineer has been requested). This item was tabled to the next scheduled meeting 12/15/14.
9. Regional planning issues: Report was given on two recent conferences, Regional Plan Association (Tri-state Region, Nov. 20, 2014) and Greater Bridgeport Region (GBR Plan, Dec. 3, 2014) which the Land Use Director attended.
 - a. Regional Plan Association, Fourth Regional Plan for Tri-state Region
The Land Use Director, representing the Town of Easton, attended a conference on November 20, 2014 at Southport, CT to discuss eight significant issues for the future of the region, including affordable housing, the transportation system, the energy infrastructure, access to jobs for economic opportunity, the cost of living for households and businesses, providing access to fresh food and other livability factors, systems for response to extreme weather conditions and other disasters, and improving the effectiveness of governmental infrastructure. At the conference, the Land Use Director stated he proposed two principles the Plan should focus on:
 1. Implementing the principle of smart growth to encourage intensive development where there are jobs and infrastructure and limit expansion in the outlying areas.
 2. Creating a transportation system that adequately serves the region's residents.
 - b. Greater Bridgeport Regional Council
The Land Use Director attended a meeting in Easton on Wednesday, December 3, 2014 with GBRC consultants and staff along with Commissioner Wallace Williams and First Selectman, Adam Dunsby. The Land Use Director presented five recommendations which should be incorporated into the new regional Plan on behalf of the Town of Easton. These five recommendations were outlined in a memo dated December 8, 2014. The Land Use Director stated that these recommendations were favorably received.
7. Correspondence – The Chairman noted that the time for submission of items for the record for Easton Crossing expired at 5:00pm. There will be no discussion of this item. January 5, 2015 at 7:00PM in the Conference Room of the Easton Town Hall, is the time, date and place set to begin the adjudication of the applications for Easton Crossing.
2. ZEO Report – None was received from the ZEO, however the Chairman noted that Town Counsel had sent three letters to people with violations and that two of them had been since resolved. The entire file for person with the unresolved violation, 639 Stepney Road, has been forwarded to Town Counsel for further action. It was also noted that there were two other files sent to Town Counsel for action.
10. Proposed amendment to Z.R. Article 8, Site Development Plans. The Land Use Director stated he will make a few final changes to the draft for before review by Town Counsel.
11. Town Plan of Conservation and Development 2016
The Land use Director requested the Commissioners review the current Chapter 11, Town Plan 2006, Policy and Recommendations, and provide him with any proposed comments and/or revisions.

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ADMINISTRATIVE MATTERS(continued):

1. Minutes of 11/17/14 Meeting – Motion was made by Steve Carlson, seconded by Milan Spisek, to approve the November 17, 2014 minutes as amended, , to include a change to the address listed under the subsection, ZEO Report, Item 2 c. under Administrative Items on page 2, specifically 639 Sport Hill Road should be 639 Stepney Road. The vote was unanimous, 5-0 motion carried.

Minutes of 11/24/14 Meeting – Motion was made by Steve Carlson, seconded by Milan Spisek to approve the Minutes for the 11/24/14 Planning and Zoning Commission Meeting as presented. The vote was unanimous, 5-0, motion carried, minutes approved.

At approximately 8:15PM, motion was made by Milan Spisek, seconded by Steve Carlson, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anahia, Recording Secretary