

REGULAR MEETING MINUTES NOVEMBER 19, 2018
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.

Chairman, Robert Maquat, called the Regular Meeting to order at approximately 7:00pm.
Regular Members present: Robert Maquat, Ross Ogden, Wallace Williams and Raymond Martin
Alternate Members present: Alison Sternberg, Justin Giorlando and Tom Maisano
For the record: Alison Sternberg was appointed to vote in absence of a regular voting member.

ITEMS FOR DISCUSSION AND/OR ACTION:

2. Request for bond release for SP-02-01, Subdivision Prepared for Harold Rosnick, Trustee, 301 Silver Hill Road. Present at the meeting was Attorney Harold Rosnick who submitted two letters for the record.
 1. Letter dated December 18, 2012 from Easton Planning and Zoning Commission, Robert Maquat, Chairman to Attorney Harold Rosnick for last bond reduction, noting the \$5,000 for the dry hydrant.
 2. Letter dated June 18, 2012 from Attorney Harold Rosnick to Robert Maquat, Easton Planning & Zoning Commission regarding outstanding issues.

The Chairman also noted receipt of a letter dated November 8, 2018 from James Wright, Water Supply Officer of the Easton Fire Department, to Planning and Zoning regarding the installation of the dry hydrant and piping having been tested to satisfaction.

Motion was made by Robert Maquat, seconded by Ross Ogden to approve the release of \$5,000 plus interest of the remaining bond for Subdivision 02-01, Subdivision Prepared for Harold Rosnick, Trustee, 301 Silver Hill Road, specifically noting the letter dated December 18, 2012, regarding the functionality of the dry hydrant and noting more than five years have passed and that the dry hydrant has been tested and verified by letter of November 8, 2018 from James Wright, Water Supply Officer of the Easton Fire Department and specifically noting that item #9 of the letter dated June 18, 2012 from Attorney Harold Rosnick states that after more than five years have passed and the functionality has passed the \$5,000 shall be released to the developer. The vote was unanimous, 5-0, motion carried.

ADMINISTRATIVE AND OTHER MATTERS

2. Appointment: Rajeev Chennattu, 23 Norton Road
Present at the meeting was Rajeev Chennattu, neighbor of Nathan Brito, 33 Norton Road. Mr. Chennattu recounted the items sent to the Commission regarding the storing of trailers and trucks on the property, the gate being left open and most recently, the video of the 15 foot earthen wall on the property line. The Chairman noted a copy of an agreement filed in the Easton Land Records with Nathan Brito and the Town; the secretary distributed a copy to the Commission and Mr. Chennattu. By consensus the Commission determined that the Zoning Enforcement Officer should detail enforcement issues since the agreement was signed.

REGULAR MEETING MINUTES NOVEMBER 19, 2018
FOR THE EASTON PLANNING AND ZONING COMMISSION

ADMINISTRATIVE AND OTHER MATTERS

2. Appointment: Rajeev Chennattu (continued)

The Commission also determined by consensus that Mr. Brito should be sent a certified letter with a copy of the agreement he signed with the Town; the Land Use Director will write the letter. The Commission also determined that Mr. Brito should be requested to come to the Commission's meeting of December 17, 2018; Mr. Chennattu was also invited to come. The Chairman asked the Secretary to ask the Zoning Enforcement Officer to call him regarding this matter.

ITEMS FOR DISCUSSION AND/OR ACTION:

1. Review of proposed Division of Land including lot Line Revisions to Lots 3-D, 8-D, & 9-D, Section "D", "Tatetuck Estates" to create two new lots, submitted by JNSR & Company, LLC and Nagy Bros. Const. Co., Inc. Present at the meeting was Donna Nagy, her brother Bill Nagy and Paul Bombero, Registered Land Surveyor. They reviewed the map dated November 5, 2018 entitled "Division of Land With Lot Line Revisions To Lots 3-D, 8-D, & 9-D, Section "D", 'Tatetuck Estates' in Easton, Conn. for JNSR & Company, LLC and Nagy Bros. Const. Co., Inc.", with the Commission. John Hayes, Land Use Director, noted the amendment to Easton Zoning Regulations, Section 5.13.1, Interior and Flag Lots, and stated that this section would require that a driveway be built on the access easement as Section 5.13.1 D of the Zoning Regulations "may permit not more than two flag lot accessways in one location, to adjoin for the purpose of a shared or common driveway as provided in Section 5.15. (amended Dec. 29 2000)

The Chairman asked Mr. Bombero to send a digital copy of the map to the Secretary as well as any information regarding the easement. The Secretary will forward the information received from Mr. Bombero as well as a copy of the Zoning Amendment. Once the information is received, the Commission will schedule this item for discussion at the December 17, 2018 meeting.

3. Proposed draft update of the EASTON TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2018-2028 - The Chairman noted that the Commission had received comments from Glenn Chalder as well as a set of maps. The Commission reviewed the comments from Glenn Chalder and found that most of them were okay; small changes were made. The Commission reviewed a much larger version of the maps in the Town Plan. The Commission noted several small changes to be made. The Chairman will contact Glenn Chalder regarding the changes the Commission discussed regarding the text and the maps. The Commission will review this item at its meeting of December 10, 2018.
4. Continued review of latest update of proposed Draft Town of Easton Zoning Regulations – The Chairman noted that in conjunction with the POCD the Commission must read the draft Zoning Regulations and see if it reflects what is being adopted in the update of the POCD. There may need to be more changes made.

REGULAR MEETING MINUTES NOVEMBER 19, 2018
FOR THE EASTON PLANNING AND ZONING COMMISSION

ADMINISTRATIVE AND OTHER MATTERS

1. Minutes of Regular Meeting November 5, 2018 of the Easton Planning and Zoning Commission – Motion was made by Wallace Williams, seconded by Alison Sternberg, to Approve the Regular Meeting Minutes for the November 5, 2018 Easton Planning and Zoning Commission Meeting as presented. The vote was unanimous, 5-0, motion carried.
3. ZEO Report – none submitted.
4. Correspondences – none submitted.

At approximately 10:00 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