

MINUTES OF REGULAR MEETING JANUARY 12, 2015  
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 7:05pm.

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

Alternate Members present: Raymond Martin

Alternate Members absent: Ross Ogden and Vincent Caprio

Town Officials present: John Hayes, Land Use Director and Adam Dunsby, First Selectman.

**ADMINISTRATIVE MATTERS:**

2. Receipt of Special Permit Application for Installation of Solar Panels on Town-owned Morehouse Road Property behind Samuel Staples Elementary School, 515 Morehouse Road. The Chairman noted a special permit application SP-15-01 received from the First Selectman, Adam Dunsby, on behalf of the Town of Easton, for a proposed Solar Photovoltaic System to be located behind the Samuel Staples Elementary School. The Land Use Director stated that the application was substantially complete to schedule a public hearing. The Chairman scheduled the public hearing for Monday, January 26, 2015.

**Easton Crossing Applications**

Application, by Saddle Ridge Developers, LLC, the proposed Developer and applicant, on behalf of Silver Sport Associates, Owner, pursuant to Conn. General Statutes Sec. 8-30g, to construct a housing development with an affordable component on their property of approximately 124 acres bounded by Sport Hill Road, Silver Hill Road, Cedar Hill Road and Westport Road, including 897 Sport Hill Road (Map 3773-B/Lot 15-1), 48 Cedar Hill Road (Map 3774-B/Lot 27D), and (Maps 3774-B-3773B/Lot 7).

Commission member Raymond Martin did not participate in the deliberation.

Attorney Ira Bloom, Counsel for the Commission, was present at the meeting.

A Draft Resolution prepared by Attorney Ira Bloom had been distributed the Commission Members.

Motion was made by Steve Carlson, seconded by Milan Spisek, to deny the application submitted by Saddle Ridge in accordance with a Resolution prepared by Attorney Ira Bloom which reflected the Commission's comments in the first deliberation session. A discussion was held regarding the Draft Resolution. A few minor changes were made by the Commission.

Steve Carlson amended his previous motion to deny the application for Saddle Ridge in accordance with the Resolution as amended to include the minor changes to the Resolution on the third page Item 2, 3 and 4 which was split to include an Item 5. The amended motion was seconded by Milan Spisek. The vote was unanimous, 5-0, motion carried. Six of the applications were denied in this motion.

MINUTES OF REGULAR MEETING JANUARY 12, 2015  
PLANNING AND ZONING COMMISSION

MOTION TO ADD ITEM TO THE AGENDA:

Motion was made by Robert Maquat, seconded by Milan Spisek, to add to the agenda the discussion of proposed parking for the Aspetuck Land Trust property. The vote was unanimous, 5-0, motion carried.

The Land Use Director noted that we have already two proposed plans for parking for the Aspetuck Land Trust property: Freeborn Road and Wells Hill Road.

The Chairman stated that the Commission should have all three plans available, including the most recent proposal to expand the parking at the Black Rock Road entrance, when making its decision.

The Land Use Director will contact David Brandt.

The Chairman noted receipt of a letter from Rick and Janie Muir dated January 12, 2015.

This item will be discussed at a future meeting when the third plan has been received for the proposed expanded parking for Black Rock Road and the Aspetuck Land Trust can be in attendance to discuss any open issues.

PLANNING MEETING

- (1) Morehouse Civic Park: Preliminary draft of Master Plan has been revised to show Phase I projects and it was noted that later development was only in concept form to be presented for discussion. The Chairman stated that Parks and Recreation Commissioner John Broadbin should attend the next meeting.
- (2) Proposed amendments to Zoning Regulations (Site Development Plans) and Subdivision Plans (Application Procedure). It was noted that the Land Use Director was making a few minor changes to the proposed amendment before sending it to Town Counsel for review. The Chairman stated that there was money in the budget to have an outside consultant to review the current regulations for possible amendments.
- (3) Town Plan of Conservation and Development, 2016. Commission members should review and comment on existing Chapter 11 text "Policy and Recommendations".

ADMINISTRATIVE MATTERS (continued):

3. Correspondence: The Chairman noted a memo dated 1/12/15 to John Hayes from P. A. Doremus, Zoning Enforcement Officer regarding the Easton Village Store. The Commission determined that they needed clarification of the signs which were in violation at the Easton Village Store. The Land Use Director will visit the Easton Village Store to report back to the Commission on the violations noted by the Zoning Enforcement office in his memo dated 1/12/15. The Commission would like the Zoning Enforcement Officer to attend the next meeting, January 26, 2015.

MINUTES OF REGULAR MEETING JANUARY 12, 2015  
PLANNING AND ZONING COMMISSION

ADMINISTRATIVE MATTERS (continued):

1. Minutes for 12/15/14 – Motion was made by Steve Carlson, seconded by Wallace Williams, to approve the minutes for 12/15/14 as presented. The vote was 4-0, motion carried. Milan Spisek did not vote as he was not present at that meeting.

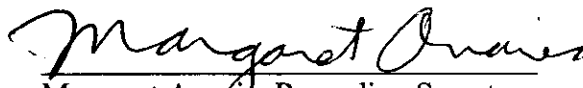
3. Correspondence (continued):

The Land Use Director noted that Wayne Garrick, Architect, had forwarded the easement regarding the R.O.W. used by his clients, M/M Romano to their dwelling at 69 North Park Avenue which crosses the property of Jeff Bento at 71 North Park Avenue. The Land Use Director stated that Mr. Romano had a right to maintain the driveway, although it was not an Obligation. It was noted that this was not a zoning matter.

The Commission discussed the parking of commercial vehicles, specifically the dump truck, in the driveway on Mr. Bento's property. The Zoning Enforcement Officer should come to the next meeting regarding this issue and he may invite Mr. Bento to attend this meeting to obtain clarity of this situation.

1. Minutes for 1/05/12 – A draft of the minutes was reviewed by the Commission and a few minor changes were proposed. Motion was made by Steve Carlson, seconded by Milan Spisek, to approved the minutes as amended. The vote was unanimous, 5-0, motion carried. The minutes will be filed in the Easton Land Records as amended.

At approximately 9:30PM, motion was made by Steve Carlson, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary