

MINUTES OF REGULAR MEETING SEPTEMBER 21, 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 7:00pm.

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

Alternate Members present: Ross Ogden and Vincent Caprio

Alternate Members absent: Raymond Martin

For the record: Ross Ogden was appointed to vote for Robert DeVellis until he arrived at 7:15pm

ADMINISTRATIVE MATTERS:

3. Conditional Permit Z-11-4268 for Pasquale Feola, 664 Sport Hill Road – The Commission discussed the report from the Building Official, Michael Roraback, dated September 21, 2015 and the letter dated September 18, 2015 requesting an extension of the conditional permit for Pasquale Feola, 664 Sport Hill Road. Motion was made by Robert Maquat, seconded by Steve Carlson to grant an extension until December 1, 2015. Robert Maquat amended his motion to grant an extension to the December 14, 2015 subject to the Commission receiving a verification of the construction completion from the Building Inspector by December 7, 2015. Steve Carlson seconded the amended motion. The vote was unanimous, 5-0, motion carried. Robert DeVellis arrived at approximately 7:15pm.

OLD BUSINESS:

1. Aspetuck Land Trust

The Land Use Director, John Hayes, stated he had visited the Wells Hill Road proposed parking area which has not yet been completed; he also stated that there was a problem with sight line for the proposed Jump Hill parking area. The Land Use Director will contact David Brant and request that the ALT submit a revised timeline for completion of both parking areas. It was noted that no update had been submitted for the Freeborn Road parking facility.

2. Discontinuance of Old Highways

(P.A. 15-147, effective Oct. 1, 2015)

The Commission briefly discussed the May 2003 Report by the Commission rendered to the Board of Selectmen on sixteen semi-abandoned old highways proposed by the Commission in 2003 for discontinuance. The Land Use Director will update this report and submit it to the Commission at the next Planning Meeting.

PLANNING MEETING

1. Draft Amendments To Town Plan 2007 Chapter 11

The Land Use Director noted he was updating the policy guidelines for land use, transportation and public facilities based on the comments from the Commission. The Chairman noted that the Commission would be receiving a "Draft" set of Zoning Regulations from the outside consultant, Glenn Chalder.

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PLANNING MEETING (continued)

2. Easton's position in the "Metro COG" (Greater Bridgeport Region)

The Land Use Director, John Hayes, stated that the Commission comments had been sent to Greater Bridgeport for the "Metro COG" and that Greater Bridgeport will soon distribute the Plan for public comment. Wallace Williams, representative to Greater Bridgeport, discussed the comments he sent to Greater Bridgeport.

SCHEDULED PUBLIC HEARING:

The Chairman noted that a notice had been posted for the public hearing to be held regarding the amendment to the Town Plan for the Morehouse Civic Park, at 7:30pm, September 28, 2015 in the Community Room of the Easton Public Library. The Chairman also noted that the regular meeting would start at 7:00pm.

Mr. Hayes stated that he had met with Peggy Sullivan, Operations Manager for Region 9, regarding the suggested location for 45 buses, as discussed at the last meeting, on an overlay map for the Morehouse Civic Park. Mr. Hayes also noted that a maintenance and storage building and a compressed gas station would also need to be located in conjunction with the school buses.

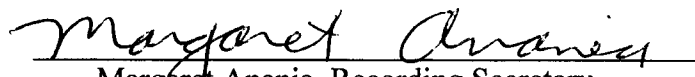
ADMINISTRATIVE MATTERS:

4. Correspondence: The Chairman noted a letter from Adam Dunsby, First Selectman, regarding the Morehouse Civic Park. The Chairman also noted there were comments from Conservation.

The Commission discussed the Farming Lease Agreement for the Morehouse Road Property which was recently renewed by the Board of Selectmen and the Board of Selectmen's recent permission to sell pumpkins; it was noted that permission had been granted previously by the Board of Selectmen.

2. ZEO Report – It was noted that none was submitted. Commissioner, Steve Carlson questioned the number of signs placed on Town property. It was suggested that the ZEO should make sure these signs were authorized. Discussion was also held regarding the traffic regulation sign on Sport Hill Road.
1. Minutes of Meeting: August 31, 2015 – Motion was made by Steve Carlson seconded by Wallace Williams, to approve the minutes for August 31, 2015 as filed. The vote was unanimous, 4-0, motion carried. Milan Spisek did not vote as he was not present at that meeting.

At approximately 8:15PM, there being no other items for discussion, motion was made by Milan Spisek, seconded by Steve Carlson, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary