

MINUTES OF REGULAR MEETING OCTOBER 19, 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 7:08pm.

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

Regular Members absent: Milan Spisek

Alternate Members present: Ross Ogden

Alternate Members absent: Raymond Martin and Vincent Caprio

For the record: Ross Ogden was appointed to vote for Milan Spisek

PLANNING MEETING

Present at the meeting was Glenn Chalder, AICP, Special Consultant for Zoning Regulations Update Program, to review the first draft of the Easton Zoning Regulations with the Planning and Zoning Commission. The Commission reviewed and commented on the first three sections of the Regulations. The Commission will continue to address sections at future meetings, beginning at either a special meeting November 9, 2015 or a regular meeting November 16, 2015.

OLD BUSINESS:

1. Aspetuck Land Trust

The Chairman read an e-mail from David Brandt dated October 19, 2015 "RE: Wells Hill Lot and noted that the parking area should be completed by the end of the week.

The Land Use Director, John Hayes, stated he had called Mr. Brandt for an update on the Jump Hill Lot and was told that an engineer has been engaged and had conducted soil tests and is in the process of locating wetlands and proposing a parking area and driveway that is adequate in area and sightlines.

2. Discontinuance of Old Highways - no action taken.

ADMINISTRATIVE MATTERS:

3. Correspondence: The Chairman noted the receipt of a Scenic Road Alterations Application on behalf of Lisa and Gene Paulen, 10 Burr Street, by Michael Buturla, P.E., The Huntington Company, LLC. The Land Use Director stated that the application was sufficiently complete to schedule for public hearing. The public hearing was scheduled for November 16, 2015.

CURRENT ISSUES:

1. Subdivision Application 08-01, Subdivision Plan Prepared for Frank A. Minardi, 53 Ridgeway Road – Request for subdivision bond release. It was noted that there had not been any additional reports or documents received; no action taken.

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CURRENT ISSUES(continued):

2. Discussion and possible amendment of the EASTON TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2006, adopted 2007, to incorporate a report entitled "MOREHOUSE CIVIC PARK, A Master Plan, May 2015", and a map entitled Morehouse Civic Park, Proposed Master Plan, as supplements to the Town Plan.

The Land Use Director noted several items that were commented on at the public hearing that could be incorporated into the report.

1. Comment by Andy Kachele – to not just reserve portions of land for specific uses. The Chairman reiterated his comments from the Hearing that these uses were just suggested uses based on feasibility and that the plan was general and flexible in nature. Proposed uses would be addressed by the Commission as referred by the Board of Selectmen.
2. Comments from the Board of Selectmen and Police regarding the relocation of the proposed hiking trail away from the school area.
3. Comments from Peggy Sullivan, Board of Education, regarding the idling of the buses and the noise associated with the startup of buses. She also suggested relocating the buses from the back of the school to another area away from the vicinity of the school.
4. Comments from Cathy Alfandre, Clean Energy Task Force, requesting that the Commission reserve the additional area for solar panels in order to provide Samuel Staples with 100% of its electricity and possibly provide electricity for other municipal facilities.
5. Comments from the Board of Selectmen requesting an area be allocated for additional school buses to be stored on-site as well as a maintenance and fuel facility.

The Commission will review the proposed report and map at a future meeting to determine whether the Commission will adopt the report and map with minor amendments.

ADMINISTRATIVE MATTERS(continued):

1. Minutes of Meetings: September 28, 2015 – Motion was made by Steve Carlson, seconded by Wallace Williams, to approve the minutes for September 28, 2015 as filed. The vote was unanimous, 5-0, motion carried.
2. ZEO Report – none received.
3. Correspondence: The Chairman noted that he had received correspondence dated October 13, 2015 from Katherine and Ralph Kuhn, 24 Mills Lane. The Commission discussed the request to extend their Conditional Zoning Permit # Z-14-4844. Motion was made by Robert Maquat, seconded by Steve Carlson, to grant a conditional extension of six months from November 7, 2015, for all the required work on the site. The Commission briefly discussed that among the tasks still remaining, as noted in their letter, the most significant item had been left off the list, the removal of the existing dwelling. The motion was amended by Robert Maquat, seconded by Steve Carlson to include that item. The vote was unanimous, 5-0, motion carried.

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At approximately 9:40PM, there being no other items for discussion, motion was made by Steve Carlson, seconded by Robert DeVellis, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary