

MINUTES OF REGULAR MEETING OCTOBER 26, 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 7:11pm.

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

Regular Members absent: Milan Spisek

Alternate Members present: Ross Ogden, Raymond Martin & Vincent Caprio

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

ADMINISTRATIVE MATTERS:

3. Correspondence: The Chairman noted a letter from an e-mail dated 10/22/15 from Mike Chapman of 505 Sport Hill Road regarding a Zoning Permit submitted to construct a wooden performing arts stage. It was noted in another e-mail that the ZEO could not find an accessory use related to this structure under the current Easton Zoning Regulations.

Present at the meeting was Mike Chapman of 505 Sport Hill Road who stated that this structure would not be used for commercial use but for private use by friends and family. It was noted that the proposed structure complies with Easton's zoning setback requirements.

PUBLIC HEARING:

Subdivision Application, 15-02, Subdivision Plan Prepared For Stefan Abelin and Louis & Dorothy Coccozza, Combined Properties, #40 Far Horizons Drive & #89 Beers Road, Easton, Connecticut, dated August 1, 2015. The plan consists of 6 lots, 4 of which are new lots off a Common Driveway accessway from Far Horizons Drive. - The Chairman read the legal notice for the record. Professional Engineer Larry Edwards discussed a colored map entitled "Overall Site Development Plan, Combined Properties, #40 Far Horizons Drive & #89 Beers Road, Easton, Connecticut", dated March 1, 2015, last revised 8/1/15.

Discussion was held regarding the open space shown on the overall site plan. Larry Edwards stated that out of the 16 acres of the subdivision site, 9 acres were open space and that the upland area in that open space met the minimum 10% requirement for the site, with the remainder including an amount in excess for wetlands.

Discussion was also held as to who would own the open space.

Larry Edwards, P.E., also discussed a map entitled "Drainage Area Map, Combined Properties, #40 Far Horizons Drive & 89 Beers Road, Easton, Connecticut", dated March 1, 2015. Discussion was held regarding the entity responsible for maintaining the stormwater quality basin. Discussion was also held regarding possible drainage issues.

Discussion was held regarding the importance of the "Declaration of Common Accessway and Maintenance Covenant". It was noted that the submitted document needed changes.

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PUBLIC HEARING: (continued)

Edward Nagy, P.E., Town Engineer and Director of Public Works, submitted a four page memo to the Commission which he highlighted for the record.

The Chairman noted the following items for the record:

1. Four page memo to Planning & Zoning Commission from Edward L. Nagy, P.E., Town Engineer, Director of Public Works dated October 26, 2015.
2. One page memo to Planning and Zoning Commission from Polly Edwards, Easton Health Officer, dated October 26, 2015.
3. One page letter to Planning and Zoning Commission from James F. Wright, Water Supply Officer, Easton Fire Department, dated October 23, 2015.
4. One page memo to the Planning and Zoning Commission from Timothy Shaw, Chief of Police, dated 10/20/15.
5. One page letter to Easton Zoning from Amanda Marino, Mountain Wood Trail, LLC, received October 20, 2015.
6. One page memo to Planning and Zoning Commission from Conservation Commission and Inland Wetlands Agency dated October 14, 2015.
7. Two page approval letter for Inland/Wetland Permit **#15-494**, 40 Horizons Drive and 89 Beers Road dated June 25, 2015 from Dori Wollen, Chair, Conservation Commission of the Town of Easton, acting as the Inland Wetlands and Watercourses Agency.
8. E-mail from Brian T. Roach, Supervisor, Environmental Protection, Aquarion Water Company, 714 Black Rock Road, Easton, CT 06612, **dated October 8, 2015**.
9. Document entitled "Declaration of Common Accessway and Maintenance Covenant" **received September 23, 2015**.
10. One page memo to Conservation Commission dated September 30, 2015 from John Hayes, Land Use Director, regarding request from Conservation regarding "fee-in-lieu-of" open space (Section 8-25 of the General Statutes).
11. Booklet entitled "Stormwater Management Plan For Stefan Abelin & **Louis** & Dorothy Coccozza, 40 Far Horizon Drive & 89 Beers Road, Easton, Connecticut, March 1, 2015", Prepared by J. Edwards & Associates, LLC, 227 Stepney Road, Easton, CT 06612 (45 pages in all).
12. Subdivision Application package, 12 pages in all.
13. Packet of Maps, 8 sheets in all prepared by J. Edwards & Associates, LLC, as follows:
 - a. Sheet 1, entitled "Subdivision Plan Prepared for Stefan Abelin And **Louis** & Dorothy Coccozza, Combined Properties, #40 Far Horizons Drive & 89 Beers Road, Easton, Connecticut", dated August 1, 2015.
 - b. Sheet 2, entitled "Overall Site Development Plan, Combined Properties, #40 Far Horizons Drive & #89 Beers Road, Easton, Connecticut", dated March 1, 2015, last revised 8/1/15.
 - c. Sheet 3, entitled "Site Development Plan, Combined Properties, #40 Far Horizons Drive & 89 Beers Road, Easton, Connecticut", dated March 1, 2015, last revised 8/1/15.
 - d. Sheet 4, entitled "Planting Plan, Combined Properties, #40 Far Horizons Drive & 89 Beers Road, Easton, Connecticut, dated August 1, 2015.

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PUBLIC HEARING: (continued)

13. Packet of Maps (continued)

- e. Sheet 5, entitled "Plan & Profile Map, Common Driveway, Combined Properties, #40 Far Horizons Drive & #89 Beers Road, Easton, Connecticut", dated March 1, 2015, last revised 8/1/15.
 - f. Sheet 6, entitled "Erosion Control Plan, Combined Properties, #40 Far Horizons Drive & #89 Beers Road, Easton, Connecticut", dated March 1, 2015, last revised 8/1/15.
 - g. Sheet 7, entitled "Detail Plan, Combined Properties, #40 Far Horizons Drive & #89 Beers Road, Easton, Connecticut", dated March 1, 2015, last revised 6/22/15.
 - h. Sheet 8, entitled "Erosion Controls, Detail Sheet, Combined Properties, #40 Far Horizons Drive & #89 Beers Road, Easton, Connecticut", dated March 1, 2015, last revised 6/22/15.
14. Two exhibits were left by the Applicant's Engineer, Larry Edwards, to be noted at the continued public hearing.

Discussion was held by John Hayes, Land Use Director, regarding the Drainage Easement and the detention basin. Mr. Hayes also discussed the location of the existing driveways and the proposed Common Accessway driveway as it relates to Section 5.15.1 of the Easton Zoning Regulations. Discussion was also held regarding the origin of the plantings shown on the site plan.

The following people spoke:

- 1. Maryanne Neary, 30 Far Horizons Drive
- 2. Lisa Norat, 85 Beers Road
- 3. Peter Neary, Sanford Drive
- 4. Joseph Paczek, 39 Reilly Road
- 5. John Hansen, 258 Morehouse Road
- 6. Nancy Hansen, 258 Morehouse Road
- 7. Vanghele, 62 Far Horizons Drive
- 8. Attorney Kent M. Miller representing 42 Far Horizons Drive, Mountain Wood Trail, LLC spoke and noted several items.
 - a. The **"Declaration of Common Accessway and Maintenance Covenant"**
 - b. Mountain Wood Trail, LLC has four undeveloped lots, three off Fensky Road and one off Far Horizons Drive.
 - c. **Drainage** requirements for Mountain Wood Trail LLC when they erected their bridge.
- 9. Susan & Kevin Kaster, 15 Sunset Road – Only Susan Kaster spoke.
- 10. Geoff & Ellen O'Connor, 48 Far Horizons Road – Only Geoff spoke.
- 11. Sherir Seltenrich, 90 Harvest Moon
- 12. Michael Traun, 97 Wagon Hill, Fairfield – No Comment
- 13. Kate Wong & Ryan Reid, 37 Far Horizons Road – Only Ryan Reid spoke
- 14. **Dori Wollen, Conservation Commission**

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PUBLIC HEARING: (continued)

Questions were raised about extensive rock outcropping, drainage, blasting, ownership of the open space and ownership of the stormwater quality basin and its future maintenance.

Attorney Miller stated the need for the Maintenance Covenant to be complete.

The Chairman recessed the public hearing to Monday, November 30, 2015 at 7:30pm, Easton Town Hall Conference Room, to allow for adequate time for Mountain Wood Trail, LLC and its attorney time to hire an outside consultant to review the plans and allow Larry Edwards, P.E. time to respond to comments and submit a new Maintenance Covenant.

CURRENT ISSUES:

1. Subdivision Application 08-01, Subdivision Plan Prepared for Frank A. Minardi, 53 Ridgeway Road – Request for subdivision bond release. Awaiting final report from Public Works and Tree Warden. No reports received; no action taken
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 purpose of the proposed amendments is to guide the optimal development, use and conservation of a significant area of public facilities at the center of the community. The Commission reviewed a document entitled “Proposed Amendment to Easton Town Plan of Conservation and Development, 2006, Public Hearing: September 28, 2015, Revised October 23, 2015*”, with a footnote “* Revised by the Planning and Zoning Commission in consideration of public comments on the record of the public hearing held September 28, 2015.”

Motion was made by Robert Maquat, seconded by Steve Carlson, to accept the changes in bold in the document entitled “Proposed Amendment to Easton Town Plan of Conservation and Development, 2006, Public Hearing: September 28, 2015, Revised October 23, 2015*” The vote was unanimous, 5-0, motion carried.

The Land Use Director will revise the map entitled Morehouse Civic Park, Proposed Master Plan to reflect the minor changes. The Commission will not take action until they have the revised map.

ADMINISTRATIVE MATTERS:

3. Correspondence: An e-mail had been received from Glenn Chalder regarding the next meeting for review of the first draft of the Easton Zoning Regulations. Glenn Chalder had not yet heard from his clients regarding November 16. The Commission determined that the next review will take place at a special meeting to be held November 9, 2015, Easton Town Hall at 7:00PM.

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ADMINISTRATIVE MATTERS(continued):

1. Minutes of Meetings: October 19, 2015 – Motion was made by Steve Carlson, seconded by Wallace Williams, to approve the minutes for October 19, 2015 as filed. The vote was unanimous, 5-0, motion carried.
2. ZEO Report – none received.

At approximately 9:45PM, there being no other items for discussion, motion was made by Steve Carlson, seconded by Ross Ogden, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Arania, Recording Secretary