

MINUTES OF REGULAR MEETING DECEMBER 14, 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, Steve Carlson and Wallace Williams
Regular Members absent: Milan Spisek & Robert DeVellis
Alternate Members present: Raymond Martin
Alternate Members absent: Ross Ogden & Vincent Caprio

NEW BUSINESS:

Request for Subdivision Bond Release, Adirondack Estates Subdivision, Subdivision Application, 05-01, Adirondack Trail. The Chairman noted a letter dated December 8, 2015 to the Planning & Zoning Commission from Attorney Harold L. Rosnick requesting a bond reduction in regard to the above subdivision. Present at the meeting was Attorney Harold Rosnick who requested the release of the bond for the "Adirondack Estates" Subdivision.

Two items were submitted by Hal Rosnick:

1. Copies of concrete test from Connecticut Materials Testing Lab, Inc. (Originals to be submitted to Edward Nagy).
2. E-mail from Ed Nagy to Pete Jr. (Prizio) dated December 14, 2015.

This item was tabled until the next meeting in order to get some input from the Town Engineer.

ADMINISTRATIVE MATTERS:

4. Conditional Zoning Permit Z-11-4268 for Pasquale Feola, 664 Sport Hill Road - The Chairman noted a request from Pasquale Feola dated December 8, 2015 for permission to convert existing dwelling to accessory barn. The Chairman also noted three definitions supplied by the Building Official from the State Building Code for: Dwelling, Accessory Structure and Dwelling Unit. Present at the meeting was Pasquale Feola. A brief discussion was held regarding the request by Mr. Feola to convert the existing house to a barn. The Chairman will contact the Zoning Enforcement Officer regarding this issue.
2. Zoning Regulations Update (Section 5000 "Use-Related Provisions"); Glenn Chalder in attendance. The Commission reviewed the fifth and sixth sections of the Regulations. The Commission will continue to review the first draft at the meeting of Monday, January 11, 2016 and will finish reviewing the end of the sixth section as well as concentrate on the seventh and eighth sections.

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ADMINISTRATIVE MATTERS (continued):

5. Subdivision Plan Enforcement; Deer Crossing Farm Subdivision, Lot 1, 58 Hayes St - illicit driveway issue. The Chairman had noted that a complaint had been received from a neighbor regarding the construction of a driveway on Fieldstone Drive without a driveway permit. Ed Nagy, Director of Public Works inspected the property at 58 Hayes Street; a picture was taken and sent to Planning and Zoning. It was observed that the curbing had been reinstalled and soil had been placed back on the Town street right-of-way. The Commission reviewed the two subdivision maps which created Lot 1 at 58 Hayes Street. The two maps indicated the following:
 - Note 1. "Driveways for Lots #1, #2 and #5 shall be accessed from Hayes Street."
 - The 30.50' frontage of Lot #1 on Fieldstone Drive had a note that stated "This area is to be used for utility and pedestrian use only. No driveway permitted".

It was determined by the Commission that a letter will be sent to the homeowners of 58 Hayes Street reminding them of the conditions of the subdivision maps filed.

PLANNING MEETING:

1. Discontinuance of Old Highways – No discussion; await updated report.
2. Town Plan of Conservation and Development, 2016
Discuss schedule for policy input by Town boards, commissions and officials. The Commission discussed the list prepared by the Land Use Director and made a few changes; input to start at the Meeting of January 25, 2016.
3. Senior Housing
Request by Board of Selectmen to Planning and Zoning Commission to study need for senior housing in Easton and advise of appropriateness for Town site on South Park Avenue. The Chairman noted a letter from the First Selectman, Adam Dunsby dated December 4, 2015 regarding the appropriate use of the Town-owned South Park Avenue Property. After a brief discussion the Commission determined they need to gather more information regarding the proposed utilities and infrastructure available for this property.

ADMINISTRATIVE MATTERS(continued):

1. Minutes of Meetings: November 30, 2015 – Motion was made by Steve Carlson, seconded by Wallace Williams, to approve the minutes for November 30, 2015 as filed. The vote was unanimous, 3-0, motion carried.
3. ZEO Report – none received.

At approximately 9:30PM, there being no other items for discussion, motion was made by Wallace Williams, seconded by Steve Carlson, to adjourn the meeting. The vote was unanimous, 3-0, motion carried.


Margaret Anania, Recording Secretary