

MINUTES OF REGULAR MEETING JANUARY 14, 2016
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 6:35pm.

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

Regular Members absent: Milan Spisek and Robert DeVellis

Alternate Members present: Raymond Martin & Vincent Caprio

Alternate Members absent: Ross Ogden

For the record: Raymond Martin was appointed to vote for Milan Spisek and Vincent Caprio was appointed to vote for Robert DeVellis

7:00PM ADMINISTRATIVE MATTERS:

1. Appointment: Pasquale Feola, 664 Sport Hill Road, request to amend Conditional Zoning Permit Z-11-4268. Mr. Feola in his letter dated December 8, 2015 seeks permission to convert an existing dwelling to an accessory barn; the Commission had discussed his request at its meetings of December 14 and December 21, 2016. The Commission had determined the need to understand how Mr. Feola intended to convert the existing dwelling to an accessory barn. Mr. Feola was now seeking guidance as to the specific information necessary to be provided to the Commission. The Commission determined that a letter describing the specific details of the conversion of the existing dwelling to an accessory barn as well as a sketch of the completed accessory barn must be submitted. This item will be addressed next meeting, after the relevant information is received.

PUBLIC HEARING:

Subdivision Application, 15-02, Subdivision Plan Prepared For Stefan Abelin and Louis & Dorothy Cocozza, 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 noted that the public hearing had been continued from December 21, 2015. Larry Edwards, P.E. stated he had addressed the previous questions of the Town Engineer and revised plans had been submitted entitled "Subdivision Plan Prepared For Stefan Abelin And Louis & Dorothy Cocozza, Combined Properties #40 Far Horizons Drive & 89 Beers Road, Easton, Connecticut", dated August 1, 2015, last revised 1/14/16, which he briefly discussed with the Commission. Mr. Edwards also noted that these plans had been provided to Michael Buturla, P.E., The Huntington Company, outside consultant to Mountain Wood Trail, LLC.

The Chairman noted the following items for the record:

1. Set of Maps entitled "Subdivision Plan Prepared For Stefan Abelin and Louis & Dorothy Cocozza Combined Properties #40 Far Horizons Drive & #89 Beers Road, Easton, Connecticut", dated August 1, 2015, last revised 1/31/16, 8 sheets in all.

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PUBLIC HEARING: (continued)

2. Document entitled "Stormwater Management Plan For Stefan Abelin & Louis & Dorothy Coccozza, 40 Far Horizon Drive & 89 Beers Road, Easton Connecticut", dated March 1, 2015, last revised 11/30/15, Prepared by J. Edwards & Associates, LLC.
3. Letter dated December 23, 2015 from Larry Edward, Authorized Agent for Stefan Abelin and Louis & Dorothy Coccozza to Easton Planning and Zoning Commission.
4. E-mail dated January 14, 2016 from Michael Buturla to Margaret Anania Re: New plans for 40 Far Horizon Drive and 89 Beers Road.
5. Proposed Revised Draft, 12/30/15 of the "Declaration Of Common Accessway And Maintenance Covenant.

The following people from the public spoke:

1. Attorney Kent Miller, Mountain Wood Trail, LLC
2. Amanda Marino, Mountain Wood Trail, LLC
3. Edward Nagy, P.E., Town Engineer and Director of Public Works

Attorney Miller stated there were two items needed to be changed:

1. Addition screening should be provided along the driveway to Lot #5.
2. "Declaration Of Common Accessway And Maintenance Agreement"

The Chairman revised the document noted above with two changes:

1. Page one, paragraph 5, second to last line, the word for should be **in**.
2. Page 2, last Item #5, another sentence should be added: **No termination and/or modification shall be effected without the approval of the Town of Easton.**

Discussion was held regarding the fee-in-lieu-of Open Space and the Conservation Easement to be provided.

The Chairman declared the public hearing closed.

ADMINISTRATIVE MATTERS:

4. Request for Subdivision Bond Reduction, 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 as well as the bond estimate of work completed prepared by Ochman Associates, Inc.. Present at the meeting was Attorney Harold Rosnick who requested a subdivision bond reduction down to \$100,000 of the bond for the "Adirondack Estates" Subdivision, stating this amount is sufficient to complete any open items. Also present at the meeting was Town Engineer, Edward Nagy, P.E. who stated that prior to any release the Town should receive the drainage as-built map, a letter from the Tree Warden accepting the street trees, monumentation map and letter and satisfactory testing data of asphalt for November 4, and November 3, 2015.

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ADMINISTRATIVE MATTERS:

4. Request for Subdivision Bond Reduction, Adirondack Estates Subdivision (continued)
Motion was made by Robert Maquat, seconded by Steve Carlson, to reduce the Subdivision bond from \$277,889 to \$100,000 subject to receiving the as-built and the testing data to the satisfaction of the Town Engineer. After a brief discussion, the motion was amended to include the date of expected response for the testing data, January 25, 2016, (next meeting of the Planning and Zoning Commission) and that the Commission also be apprised of the date of delivery of the as-built.
2. Zoning Regulations Update – The Commission reviewed the end of Section 6000 “STANDARDS”, Section 7000 “SPECIAL PROVISIONS” AND Section 8000, “PROCEDURES”. Glenn Chalder was in attendance. A Second Draft will be prepared by Glenn Chalder and should be distributed in advance of the next meeting of Monday, March 14, 2016.
5. Minutes of Meetings: December 21, 2015
Motion was made by Steve Carlson, seconded by Raymond Martin, to approve the minutes of December 21, 2016 as filed. The vote was unanimous, 5-0, motion carried.

PLANNING MEETING:

Town Plan of Conservation and Development, 2006

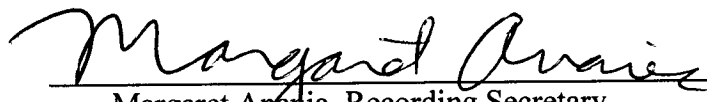
A memorandum to the Planning and Zoning Commission dated January 14, 2016 from John Hayes, Planning Consultant and Land Use Director, was distributed to the Commission. The Commission will review.

ADMINISTRATIVE MATTERS (continued):

3. Correspondence:
 - a. The Chairman noted a letter received from the Board of Selectmen dated December 4, 2015 to Chairman Maquat requesting the Town’s planning agency, to prepare a report answering three questions: 1) Is there a need for senior housing in Easton?; 2) If so, is the South Park property an appropriate location?; and 3) If so, what would an appropriate senior housing development at this location look like? It was determined that this was not an 8-24 Referral and that the request date of this report to be prepared by was by April 29, 2016.
 - b. The Chairman noted correspondence including pictures from Frank Lisi received January 7, 2015 by Planning and Zoning. It was shared with the Commission.
 - c. Draft amendment to Zoning Regulations 4.3.17, Special Cultural Uses – Revised draft had been distributed to Glenn Chalder and the Commission.
 - d. The Chairman noted a complaint received by Planning and Zoning dated December 28, 2015 from Pamela Huebner, 567 Sport Hill Road regarding an event held at 505 Sport Hill Road.
 - e. The Chairman noted that a complaint was received January 13, 2016 regarding 25 Fensky Road and noted that the Zoning Enforcement Officer will address the complaint.

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


Margaret Anania, Recording Secretary