

MINUTES OF REGULAR MEETING FEBRUARY 8, 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 6:32pm.

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

Regular Member absent: Milan Spisek

Alternate Members present: Raymond Martin and Ross Ogden

Alternate Member absent: Vincent Caprio

For the record: Raymond Martin was appointed to vote for Milan Spisek and Ross Ogden was appointed to vote for Robert DeVellis for the decision on Subdivision Application 15-02 (Both members listened to the Meeting they missed.)

**PLANNING MEETING**

Policy Meeting for Update of Town Plan of Conservation and Development (2006).

All three Selectmen from the Board of Selectmen were present: Adam Dunsby, First Selectman, Carolyn Colangelo, Selectman and Robert Lessler, Selectman. Selectman Robert Lessler submitted a two page letter to the Planning and Zoning Commission dated February 8, 2016 on behalf of the Board of Selectmen which he and the other Selectmen discussed with the Commission as well as sharing some of their own personal insights.

The following people spoke from the public:

1. Harold Rosnick, of 25 Riverside Lane, Easton
2. Jeff Becker, of 5 Cedar Hill Road, Easton

The Land Use Director discussed the proposed bikeways and pathways currently in the Plan.

The Chairman noted that representatives from the Board of Education could not attend but read an e-mail submitted by Jeffrey Parker, Chairman of the Easton Board of Education, dated February 5, 2016.

**OTHER ITEMS FOR DISCUSSION AND/OR ACTION:**

1. Request for Subdivision Bond Release, Adirondack Estates Subdivision, Subdivision Application, 05-01, Adirondack Trail – Discuss report from Town Engineer. The Commission discussed the Meeting of January 14, 2016 specifically the items which were required before the subdivision bond could be reduced. The Commission determined that these items were submitted in a timely manner and based on the testimony of Harold Rosnick and a letter from the tree warden, Richard Dina, dated January 28, 2016, motion was made by Steve Carlson, seconded by Raymond Martin, to reduce the subdivision bond from \$277,889 to \$110,000, which included \$10,000 for trees which may need to be installed. The vote was unanimous, 5-0, motion carried.

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**OTHER ITEMS FOR DISCUSSION AND/OR ACTION:**

2. Subdivision Application, 15-02, Subdivision Plan Prepared For Stefan Abelin and Louis & Dorothy Cocozza, Combined Properties, #40 Far Horizon Drive & #89 Beers Road, as amended. The plan consists of 6 lots, 4 of which are new lots off a Common Driveway accessway from Far Horizons Drive. (Public hearing closed January 14, 2016) The Chairman noted the plans received at the public hearing January 14, 2016 and indicated that they showed a Conservation Easement with no open space. Therefore there would be a fee-in-lieu of open space. Motion was made by Robert Maquat, seconded by Wallace Williams, to modify and approve the Subdivision Application, 15-02, Subdivision Plan Prepared For Stefan Abelin and Louis & Dorothy Cocozza, Combined Properties, #40 Far Horizons Drive & #89 Beers Road, as amended by the plans entitled "Subdivision Plan Prepared For Stefan Abelin And Louis & Dorothy Cocozza Combined Properties #40 Far Horizon Drive & 89 Beers Road, Easton, Connecticut", dated August 1, 2015, last revised 1/14/16, noting the following stipulations.
  1. The requirement for fee-in-lieu of open space.
  2. The requirement for a Conservation Easement.
  3. The requirement for a Declaration of Common Accessway and Maintenance Covenant
  4. The requirement by the Easton Fire Department, Water Supply Officer, James Wright, in his letter of October 15, 2015 to Planning and Zoning, to install a fire hydrant on the common driveway.
  5. The requirements of the "Stormwater Management Plan for Stefan Abelin and Louis & Dorothy Cocozza, 40 Far Horizon Drive and 89 Beers Road, Easton, Connecticut", revised 1/04/16, prepared by J. Edwards & Associates, LLC, Larry Edwards, P.E. #10937.
  6. The requirements of The Assistant Town Engineer and Deputy Director of Public Works, Bruce E. Bombero, Sr., P.E. L. S., dated December 21, 2015 (Draft).

The vote was unanimous, 5-0, motion carried.

**ADMINISTRATIVE MATTERS:**

1. Zoning Permit Z-11-4268. Pasquale Feola, 664 Sport Hill Road - Request to amend Conditional Zoning Permit - The Commission reviewed the Supplementary Agreement and made a few changes: in Item (3), third line, the word all was eliminated and a fifth item was added, (5) The Commission authorizes the Zoning Enforcement Officer to make periodic inspections of the accessory barn to ensure compliance with this agreement. Motion was made by Robert Maquat, seconded by Robert DeVellis, to approve the Supplementary Agreement for 664 Sport Hill Road, Pasquale Feola, as captured today, February 8, 2016. The vote was unanimous, 5-0, motion carried.

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2. Minutes of Meetings: January 25, 2016 and corrections to Minutes of November 30, 2015 and January 14, 2016.  
November 30, 2015 – Motion was made by Steve Carlson, seconded by Wallace Williams, to amend the minutes for November 30, 2015 to include the last line of page 3, Item 2. Under Current Issues, which was inadvertently left off the bottom of the page due to a typographical error, “The vote was unanimous, 4-0, motion carried.”. The vote was unanimous, 5-0, motion carried.

January 14, 2016 – Motion was made by Steve Carlson, seconded by Raymond Martin to correct the minutes for January 14, 2016 to include that Ross Ogden was present at that meeting. The vote was unanimous, 5-0, motion carried.

January 25, 2016 – Motion was made by Wallace Williams, seconded by Ross Ogden, to approve the minutes for January 25, 2016 as filed. The vote was unanimous, 5-0, motion carried.

4. Correspondence – The Chairman read the schedule of meetings for “Proposed Public Input: Easton Town Plan Of Conservation and Development, 2016” and noted that the Zoning Board of Appeals, the Zoning Enforcement Officer and the Conservation Commission were invited to the next meeting of February 22, 2016 to give their proposed input.

At approximately 9:00pm motion was made by Raymond Martin, seconded by Steve Carlson, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary