

MINUTES OF REGULAR MEETING MARCH 28, 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, Wallace Williams and Steve Carlson
Regular Member absent: Milan Spisek and Robert DeVellis
Alternate Members present: Ross Ogden and Raymond Martin
Alternate Member absent: Vincent Caprio

PLANNING MEETING

Policy Meeting for Update of Town Plan of Conservation and Development (2006).
Invited to the meeting were various Town Officials. Present at the Meeting was Assistant Town Clerk, Joan Kirk, and Treasurer, Wendy Bowditch.

Chairman Robert Maquat noted a two page memorandum with three pages of attachments from the Town web-site for Planning and Zoning from Christine Halloran, Town Clerk.

The following Town Officials spoke:

1. Joan Kirk, Assistant Town Clerk, expressed concerns over the existing map copying machine in the Town Clerk's Office regarding its maintenance cost, eventual replacement and the space it occupies. Ms. Kirk also noted that there could be more promotion of volunteerism in the Town of Easton, regarding the serving on Boards, Commissions and Committees.
2. Wendy Bowditch, Treasurer, stated that the Town needs to be careful of building things which may cost money down the road such as bike paths, which must be maintained

The Chairman noted an e-mail from the Town Assessor dated March 16, 2016 regarding concerns of rentals and apartments in homes. The Chairman noted that any enforcement issues should be forwarded to the Zoning Enforcement Officer with copy to the Planning and Zoning Commission.

The Chairman also noted that a preliminary draft of a survey for seniors had been sent to Val Buckley, Director of the Senior Center, and Alison Witherbee, Municipal Agent for the Elderly, on March 21, 2016. A copy was distributed to the Commission. The Commission will continue to meet with people at its next meeting, April 4, 2016.

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OTHER ITEMS FOR DISCUSSION:

1. Proposed Amendment to the Easton Zoning Regulations for Special Cultural Uses – discussion and possible scheduling of public hearing. The Commission discussed the need for this regulation.

Present at the meeting was Pam Hubner, 567 Sport Hill Road, Easton, CT who submitted a one page letter dated March 28, 2016 with 10 pages of attachments, regarding a neighboring property located at 505 Sport Hill Road.

Discussion was held whether an ordinance might be appropriate to address such activities in the proposed regulation. It was noted there is no noise ordinance.

This item will be discussed at the next meeting April 4, 2016.

3. Referral from Town of Weston: Application to amend the Zoning Regulations of the Town of Weston to create an Active Adult Community District (Age Restricted Living); for response prior to Weston public hearing April 4, 2016. The Chairman noted a referral received from the Town of Weston regarding a Zoning Text Amendment to Weston Zoning Regulations for an Active Adult Community District for development of an age restricted residential community. The Land Use Director gave a brief description of the application to the Commission. The Secretary distributed copies of the application to the Commission for their review. By consensus, the Commission determined that while we generally support the concept of an Active Adult Community District for development of an age restricted residential community which will supply seniors with adequate housing, we would not support higher density in a water supply watershed due to the responsibility to protect the water supply.

OLD BUSINESS

Aspetuck Land Trust

Review progress report from Executive Director of ALT for parking lot plans for Jump Hill and Freeborn Road. The Chairman took note of an e-mail dated March 22, 2016 from David Brant, Executive Director, Aspetuck Land Trust, to John and Rob, Re: Update of Parking Plans, which had been distributed to the Commission. It was noted that the ALT would be meeting April 26, 2016 and would submit a plan for the Jump Hill lot after that meeting.

The Land Use Director stated that he had recently visited a new proposed parking area location on Freeborn Road with David Brant and that it appeared to be adequate.

Neighbors, Janie and Rick Muir, 26 Elm Drive, were present and voiced their concern about traffic and off leash dogs in their neighborhood. An e-mail dated March 28, 2016 from Janie Muir had been distributed to the Commission.

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OLD BUSINESS

Aspetuck Land Trust (continued)

The Chairman noted a document received March 28, 2016 from Mark Conese & Cynthia Fox, 225 Norton Road, entitled "Dogs, The Town of Easton and The Aspetuck Land Trust" with an attached document with the Dog Park Rules for the Easton Dog Park located at 360 Sport Hill Road; copies were distributed to the Commission.

Discussion was held regarding having adequate parking areas for visitors to ALT property.

Commissioner, Raymond Martin, stated he would be willing to meet with neighbors and the Chief of Police to try to constructively resolve the ongoing issues in the neighborhood of Elm Street, Freeborn and Norton Roads.

ADMINISTRATIVE MATTERS:

3. Temporary Sign Permit Application ZTS-16-01 Request for temporary signs by Rev. Amanda G. Ostrove for The Congregational Church of Easton for a Tag Sale to be held May 14, 2016 at 336 Westport Road. Chairman Robert Maquat read the application and made a motion to approve the Temporary Sign Permit Application ZTS-16-01 for temporary signs. It was seconded by Steve Carlson. Alternate member Raymond Martin was appointed to vote for Robert DeVellis and Ross Ogden was appointed to vote for Milan Spisek. The vote was unanimous, 5-0, motion carried.
1. Minutes of Meeting: March 14, 2016 - Motion was made by Steve Carlson, seconded Raymond Martin, to approve the minutes for March 14, 2016 as filed. Vote unanimous, 5-0, motion carried.
2. ZEO Report – It was noted there was no report received.


OTHER ITEMS FOR DISCUSSION:

2. Progress Print for Preliminary School Bus Parking Layout, Prepared For The Town of Easton Parks and Recreation Commission (Veterans Park Map dated January 27, 2016).

The Land Use Director noted that a subsequent map, updated March 28, 2016, had been received which he displayed for the Commission.

Present at the meeting was Park and Recreation Commissioner, John Broadbin, who discussed the updated map with the Commission. It was noted that this was a feasibility study and that the Board of Education had also received a copy of the map and that they would need to go to the Board of Selectmen.

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


Margaret Anania, Recording Secretary