

MINUTES OF REGULAR MEETING JUNE 13, 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 7:03pm.
Regular Members present: Robert Maquat, Wallace Williams, Steve Carlson
Regular Member absent: Milan Spisek and Robert DeVellis
Alternate Members present: Ross Ogden and Raymond Martin
Alternate Member absent: Vincent Caprio
For the record: Ross Ogden was appointed to vote for Milan Spisek and Raymond Martin was appointed to vote for Robert DeVellis.

ADMINISTRATIVE AND OTHER MATTERS:

4. Correspondence: Commissioner Raymond Martin stated that per his telephone conversation with David Brant, a motion would be made at the next ALT meeting to only allow on-leash dogs on the Aspetuck Land Trust property in the Elm Drive/Freeborn Road neighborhood. Mr. Martin stated that he would be meeting with the Police Chief regarding this matter. It was also noted that no new plans for the parking area on Freeborn Road had been submitted.

The Chairman noted a memo received from the Agricultural Commission dated June 11, 2016 regarding the draft Regulations. It was also noted that the Commission will be discussing the draft Regulations at a public informational meeting (Community Meeting) June 27, 2016 at 7:00PM in the Helen Keller Middle School Cafetorium. On June 27, 2016 the Commission will get comments from the public; this is not a public hearing. The Chairman noted that a public hearing will be held once a set of Regulations is determined to be substantially complete enough to schedule a hearing; there will be a record of that public hearing and its comments.

PLANNING

Town-owned property at 18-22 South Park Avenue (29.6 acres).
Referral from Board of Selectmen for possible age-restricted residential use.
The Chairman noted a Draft Report, prepared by John Hayes, Land Use Director, dated June 10, 2016 entitled "POTENTIAL SENIOR HOUSING AND THE TOWN'S PROPERTY AT 18 & 22 SOUTH PARK AVENUE". John Hayes discussed this Draft Report with the Commission. The Chairman stated that this was just a feasibility report and not a proposal. A question was raised about the sewage systems to serve the site. Mr. Hayes stated that the residential units could have either individual septic systems or possibly a community system. Mr. Hayes stated that he had prepared two conceptual drawings in conjunction with this draft report. The Chairman noted that it was after 7:30PM and stated that this item would be discussed later in the meeting to allow the public hearing that was scheduled to commence.

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PUBLIC HEARING:

The Easton Planning and Zoning Commission conducted a public hearing on MONDAY, JUNE 13, 2016, in the Conference Room of the Easton Town Hall, 225 Center Road Easton, at 7:30PM on a proposed subdivision, Subdivision Application 16-01, "Subdivision Map Prepared for 17 Adirondack, LLC, Adirondack Trail, Easton, Connecticut", dated February 1, 2016, last revised April 18, 2016, 14.668 acres, 3 proposed lots. The Chairman read the legal notice for the public hearing.

Attorney Harold Rosnick, representing Adirondack Estates, LLC (owner) and Joseph Birarelli (owner) were present at the meeting. Attorney Rosnick noted that there was an issue regarding the remaining acreage owned by Joseph Birarelli; a suggestion was made to note on the land records that this remaining parcel was not a building lot.

Mark Ochman, P.E. presented the application and discussed with the Commission the "Subdivision Map Prepared For 17 Adirondack, LLC, Adirondack Trail, Easton, Connecticut", dated February 1, 2016, last revised April 18, 2016.

Chairman, Robert Maquat, noted the following items for the record:

1. E-mail dated June 13, 2016 to Margaret Anania from James Wright, Water Supply Officer, Fire Department, one page.
2. E-mail dated May 25, 2016 to Margaret Anania from Brian Roach, Aquarion Water Company, one page.
3. Memorandum dated June 9, 2016 to Planning and Zoning Commission from Easton Conservation Commission, Dori Wollen, Chair, one page.
4. Memo dated 6/7/2016 to Chief Shaw from Police Officer Donald Kinahan Re: Subdivision at 17 Adirondack Trail, one page.
5. Memo dated June 13, 2016 to Planning and Zoning Commission from Polly Edwards, R.S., Easton Health Officer, one page.
6. Draft Letter dated June 13, 2016 to Planning & Zoning Commission from Bruce E. Bombero, Sr., P.E.L.S., Deputy Director of Public Works, Assistant Town Engineer, two pages.
7. Package of Maps entitled "17 Adirondack Trail, Adirondack Trail, Easton, Connecticut" received April 29, 2016, prepared by Ochman Associates, Inc. with the following drawings attached:
 1. Drawing 1 of 9, "Subdivision Map Prepared for 17 Adirondack, LLC, Adirondack Trail, Easton, Connecticut", dated February 1, 2016, last revised April 18, 2016.
 2. Drawing 2 of 9, "Existing Conditions Map Prepared for 17 Adirondack, LLC, Adirondack Trail, Easton, Connecticut, dated February 1, 2016.
 3. Drawing 3 of 9, "Site Development Plan Prepared for 17 Adirondack, LLC, Adirondack Trail, Easton, CT.", dated February 1, 2016.
 4. Drawing 4 of 9, "Site Development Plan Prepared for 17 Adirondack, LLC, Adirondack Trail, Easton, CT.", dated February 1, 2016.

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PUBLIC HEARING: (continued)

7. Package of Maps (continued)
 5. Drawing 5 of 9, Common Driveway Plan & Profile Prepared for 17 Adirondack Trail, Easton, CT.", dated February 1, 2016.
 6. Drawing 6 of 9, "Soil Erosion & Sediment Control Plan Prepared for 17 Adirondack, LLC, Adirondack Trail, Easton, CT.", dated February 1, 2016.
 7. Drawing 7 of 9, "Soil Erosion & Sediment Control Narrative & Details Prepared for 17 Adirondack, LLC, Adirondack Trail, Easton, CT.", dated February 1, 2016.
 8. Drawing 8 of 9, "Site Development Details Prepared For 17 Adirondack, LLC, Adirondack Trail, Easton, CT.", dated February 1, 2016.
 9. Drawing 9 of 9, "Septic Feasibility Data Prepared for 17 Adirondack, LLC, Adirondack Trail, Easton, CT.", dated February 1, 2016.
8. Letter dated June 13, 2016 to Easton Planning and Zoning Commission from Mark Ochman, P.E. of Ochman Associates, Inc. Re: Subdivision "17 Adirondack Trail", street tree plantings along the common accessway.

The Chairman declared the public hearing recessed until Monday, July 11, 2016, 7:30pm, Easton Town Hall Conference Room, to allow time for open items to be resolved.

ADMINISTRATIVE AND OTHER MATTERS (continued)

3. Adirondack Estates, Adirondack Trail – Request by applicant (Harold Rosnick, Trustee) for determination that site and roadway construction complies with State of Connecticut of CT DOT Form 816. Attorney Rosnick was present and represented that the testing was scheduled for Friday, June 17, 2016.
4. Correspondence: The Land Use Director stated that he had recently received a revised Base Map from Mark Hoover of the MetroCOG which Mr. Hayes briefly displayed for the Commission; Mr. Hayes stated the map needs to be further revised.

PLANNING: (continued)

2. Town-owned property at 18-22 South Park Avenue (29.6 acres). Referral from Board of Selectmen for possible age-restricted residential use. - John Hayes, Land Use Director, briefly discussed another two overlay maps he created regarding a feasibility analysis he was preparing on the town-owned property at 18-22 South Park Avenue. The Commission determined that a few changes should be made to the draft report dated June 10, 2016 before it is forwarded to the Board of Selectmen. Both the Chairman and the Land Use Director are expected to attend the Board of Selectmen meeting, Thursday, June 16, 2016.

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ADMINISTRATIVE AND OTHER MATTERS (continued)

4. Correspondence: The Chairman noted a letter dated June 3, 2016 to Chairman Maquat, from Adam Dunsby, First Selectman, requesting an advisory opinion from the Planning and Zoning Commission, acting in its planning capacity, as to whether a project to build a bus depot in the vicinity of Veteran's Field, where the unused tennis courts are, would be appropriate. The Commission discussed this request and reviewed a map entitled "Preliminary School Bus Parking Layout Prepared for The Town of Easton, Veterans Field, Easton, Connecticut", dated January 27, 2016 last revised 3/28/16, prepared for Parks and Recreation and submitted by Commissioner John Broadbin. The Commission discussed whether there was a necessity to have the Town of Redding's buses also parked on-site. John Hayes, who is also the Planner for Redding, will report back to the Commission on whether the Town of Redding has a parcel of land available to park the buses needed for Redding.

The Chairman noted that the Commission has received various comments regarding the update of the Town Plan; the Land Use Director stated that he was in the process of creating a synopsis of these comments. The Chairman stated two basic themes in the update of the Town Plan: the promotion of the arts and agriculture. The Chairman asked the Land Use Director what policies he believed the new Town Plan should address. John Hayes discussed the following:

1. Age-restricted housing.
2. Town Center at Sport Hill/Center Road
3. Analysis of Development Capacity for Town
 - Relocation of EMS with Fire Department – EMS Building is aging.
 - Larger space for the Police Department, possibly with the EMS and Fire.
 - Larger space for Town Agencies.
 - Larger space for Public Works Department
4. Community Center
5. Performing Arts Center, possibly at the Morehouse Road property
6. Preservation of farmland:
 - a. The use of small residential cluster housing on farmland with segmented farmland and open space set-aside.
 - b. Allowance of institutional low-density uses on farmland such as offices or research facilities in conjunction with significant amount of agriculture on property and conservation easement.
7. Trail system for walking and bicycles – The Land Use Director will prepare a map showing feasible locations for these trails.

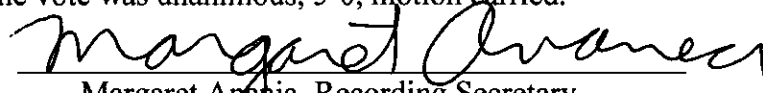
The Commission will continue to discuss the update of the Town Plan at each meeting.

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ADMINISTRATIVE AND OTHER MATTERS (continued)

1. Minutes of Meeting: May 23, 2016 – Motion was made by Steve Carlson and Raymond Martin to accept the minutes for May 23, 2016 as filed. The vote was unanimous, 5-0, motion carried.

At approximately 9:15pm, motion was made by Steve Carlson, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Arania, Recording Secretary