

MINUTES OF REGULAR MEETING JULY 11, 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 8:30pm.

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

Regular Member absent: Milan Spisek

Alternate Members present: Ross Ogden and Raymond Martin (arrived at 8:50pm)

Alternate Member absent: Vincent Caprio

For the record: Ross Ogden was appointed to vote for Milan Spisek

PUBLIC HEARING:

The Easton Planning and Zoning Commission opened a public hearing continued from 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 discussed an ongoing issue regarding historic divisions of the property and the remaining acreage owned by Joseph Birarelli. Mr. Birarelli stated that Parcel 1 on Map #1109 is a piece of property which had been separately acquired by his family.

Mark Ochman, P.E. discussed a map entitled "Survey For Mary Birarelli, Easton & Trumbull, CT", dated Aug. 2, 1986, prepared by H. C. Tedford Associates Engineers and Land Surveyors. It was noted that this map was filed in the Easton Land Records as Map #1109.

John Hayes submitted several maps, deeds and information acquired through research in Town records.

Chairman Robert Maquat noted the following items for the record:

1. Memorandum dated June 24, 2016 to Planning and Zoning Commission from Easton Conservation Commission, Dori Wollen, Chair, referring to June 9, 2016 memo.
2. Memorandum dated June 9, 2016 to Planning and Zoning Commission from Easton Conservation Commission.
3. Letter dated June 16, 2016 to 17 Adirondack, LLC c/o Mr. Harold Rosnick, Re: Inland Wetland Application Permit #16-507, from Dori Wollen, Chair, Conservation Commission acting as the Inland/Wetland Agency.

MINUTES OF REGULAR MEETING JULY 11, 2016
PLANNING AND ZONING COMMISSION

PUBLIC HEARING: (continued)

4. Package of Maps (continued)
 - a. Drawing 4 of 9, "Site Development Plan Prepared for 17 Adirondack, LLC, Adirondack Trail, Easton, CT.", dated February 1, 2016, **last revised 4/18/16.**
 - b. Drawing 5 of 9, Common Driveway Plan & Profile Prepared for 17 Adirondack Trail, Easton, CT.", dated February 1, 2016., **last revised 4/18/16.**
 - c. Drawing 6 of 9, "Soil Erosion & Sediment Control Plan Prepared for 17 Adirondack, LLC, Adirondack Trail, Easton, CT.", dated February 1, 2016, **last revised 6/8/16.**
 - d. Drawing 7 of 9, "Soil Erosion & Sediment Control Narrative & Details Prepared for 17 Adirondack, LLC, Adirondack Trail, Easton, CT.", dated February 1, 2016, **last revised 4/8/16.**
 - e. Drawing 8 of 9, "Site Development Details Prepared For 17 Adirondack, LLC, Adirondack Trail, Easton, CT.", dated February 1, 2016, **last revised 4/18/16.**
 - f. Drawing 9 of 9, "Septic Feasibility Data Prepared for 17 Adirondack, LLC, Adirondack Trail, Easton, CT.", dated February 1, 2016, **last revised 4/18/16.**
5. Exhibit A, submitted to Planning and Zoning, by Mark Ochman 7/11/16, Map #1109, filed in the Easton Land Records.
6. Deed submitted to Planning and Zoning by Mark Ochman 7/11/16, filed in the Easton Land Records in Volume 95, Page 468.
7. Map #603 filed in the Easton Land Records submitted by John Hayes, Land Use Director.
8. Map #631 filed in the Easton Land Records submitted by John Hayes, Land Use Director.
9. Map #1109 filed in the Easton Land Records submitted by John Hayes, Land Use Director.
10. Map #543 filed in the Easton Land Records submitted by John Hayes, Land Use Director.
11. Clipped Packet of Additional Information supplied by John Hayes, Land Use Director:
 - a. C/O and Building Permit No. 1887 for Residence & Garage off Harvester Road (Trumbull) – 69 Harvester Road
 - b. C/O for Building Permit No. 1012 for Dwelling off Gilbert St. (Trumbull) – 116 Gilbert Street.
 - c. Building permit No. 1058 for bedroom and study in basement (Dwelling under construction) off Gilbert Drive.
 - d. Building permit No. 3477 for a garage at 116 Gilbert Drive with accompanying handdrawn map.
 - e. Field card for 69 Harvester Road
 - f. Field card for 116 Gilbert Drive
 - g. Minutes of Planning and Zoning Commission Meeting dated December 22, 1986
 - h. Agenda dated July 13, 1987 Planning and Zoning Commission Meeting.
 - i. Letter dated July 1, 1987 to John P. Chiota, Esq., McNamara & Kenney, from Christopher S. Rode of Pullman, Comley, Bradley & Reeves, stamped received Jul 2, 1987.
12. Subdivision Application For 17 Adirondack Trail submitted April 6, 2016
13. List of people to be notified for the Subdivision Prepared for 17 Adirondack Trail.
14. Letter of Consent of Proposed Activity for Subdivision Prepared for 17 Adirondack Trail.
15. Letter from Mark Ochman, P.E. dated Feb. 13, 2016 to Easton Planning and Zoning Commission.

MINUTES OF REGULAR MEETING JULY 11, 2016
PLANNING AND ZONING COMMISSION

PUBLIC HEARING: (continued)

16. Letter dated July 11, 2016 from Harold Rosnick, representing the owner, confirming the agreement to extend the public hearing regarding 17 Adirondack Trail for a period of 30 days.
17. Drainage Summary Report For 17 Adirondack Trail, Easton, CT, dated February 11, 2016, last revised April 18, 2016, prepared by Ochman Associates, Inc., Engineers & Surveyors.

The Secretary will scan in the items submitted for the record at this meeting and will forward the package to the Chairman, with a copy to Hal Rosnick. The Chairman stated that the Commission will need a legal opinion regarding this proposed subdivision. The Land Use Director stated that any additional items needed to complete the record will be forwarded to the Chairman.

The Chairman declared the public hearing recessed until Monday, July 25, 2016, 7:30pm, Easton Town Hall Conference Room, to allow time for open items to be resolved.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

1. 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 spoke about the test results. It was noted that Planning and Zoning Department had not yet received a report from the Town Engineer. The Town Engineer will be notified that this item will be discussed at the next meeting of July 25, 2016.
2. 15-02, Subdivision Plan Prepared for Stefan Abelin and Louis & Dorothy Cocozza, Combined Properties, #40 Far Horizons & #89 Beers Road, Easton, Connecticut - discussion of and approval of proposed amounts for the following in conjunction with the subdivision:
 - a. Establishment of fee-in-lieu-of open space based on Appraisal of Real Property Located at 40 Far Horizons Drive and 89 Beers Road, Easton, Connecticut 06612, dated April 25, 2016, prepared by Fred Palmieri, Jr. CREA, NAREA.
 - b. Establishment of subdivision performance bond based on estimate prepared by Larry Edwards, P.E., L.S., J. Edwards Associates, LLC
- a. The Commission reviewed the above appraisal and found by consensus that the amount of the appraisal value for the property of the lots to be developed, pre-construction, in the amount of \$650,000, is acceptable and that a fee-in-lieu amount is to be payable at the time of sale of each of the newly created four lots in the amount of \$16,250. A letter will be sent to Attorney Robert Nicola conveying this determination.
- b. It was noted that a revised subdivision bond estimate had not been received from Larry Edwards, P.E. and therefore, the Town Engineer had not recommended an amount for the Subdivision Bond. A letter will be sent to Larry Edwards, P.E., advising him of the requirement to submit a modified subdivision bond estimate.

MINUTES OF REGULAR MEETING JULY 11, 2016
PLANNING AND ZONING COMMISSION

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

3. Advisory Referral from Board of Selectmen regarding the request from the Easton Board of Education to build a bus depot in the vicinity of Veterans' Field. - Discussion of request and update on the number of buses. The Chairman noted a letter previously received from First Selectman, Adam Dunsby, dated June 3, to Planning and Zoning 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 located would be appropriate. The Commission had discussed this request at the June 13, 2016 meeting and reviewed a site plan 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 submitted by Commissioner John Broadbin. The Chairman noted that John Hayes, who is also the Planning Consultant for Redding, was to report back to the Commission on whether the Town of Redding has a parcel of land available to park the buses needed for Redding. John Hayes reported on an analysis of several sites in Redding and his conclusion that, other than the Joel Barlow school site where buses are currently parked on-site during the school day, there are no other sites in Redding suitable to house the buses. The Land Use Director is to contact Peggy Sullivan regarding the number of buses and car spaces required.

ADMINISTRATIVE AND OTHER MATTERS

4. Correspondence. The Chairman noted a letter which had been received from A.J. Martinich of the Parks and Recreation Commission and Board member for the Easton Little League, dated July 8, 2016, stating that The Parks and Recreation Commission has requested to relocate storage sheds @ Veterans Park & Morehouse (Old Staples) field.

The Commission discussed a referral from the Zoning Enforcement Officer concerning a request from the Congregational Church of Easton to put up a banner on their Church Hall at 336 Westport Road. The Zoning Enforcement Officer had recused himself, as he is a member of that Church. Motion was made by Robert Maquat, seconded by Wallace Williams, to add to the agenda a discussion of the request by the Congregational Church of Easton for a banner, 6' wide by 3' high, to be located on the Church Hall, 336 Westport Road, for the period of July 15, 2016 to August 20, 2016, informing the community about a free Vacation Bible School, open to children of all faiths ages 4-12. The vote to add this item to the agenda was unanimous, 5-0, motion carried. The Commission discussed the above request in conjunction with Section 2.1.30 of the Easton Zoning Regulations, Signs, which states that "Civic, religious or private displays such as seasonal decorations, balloons, decorative banners, creches, menorahs and other religious symbols, postal boxes and address number plaques shall not be deemed to be signs." Motion was made by Robert Maquat, seconded by Wallace Williams, to acknowledge that the request by the Congregational Church of Easton, indicated by their submission dated 7/8/16, with attached drawing, is considered to be a religious display and in compliance with Section 2.1.30, is not deemed to be a sign under the Sign Regulations. The vote was unanimous, 5-0, motion carried.

MINUTES OF REGULAR MEETING JULY 11, 2016
PLANNING AND ZONING COMMISSION

ADMINISTRATIVE AND OTHER MATTERS

4. Correspondence (continued)

The Chairman noted that a joint letter had been received from Jean-Stetz Puchalski, Chair of the Agricultural Commission and Timothy P. Brady, President, Fairfield County Farm Bureau dated June 11, 2016 along with a letter dated June 7, 2016 from Steven K. Reviczky, Commissioner of the State of Connecticut Department of Agriculture. These letters will be forwarded to the Commission.

The Land Use Director noted that they had not received any updated plans for proposed parking at the Aspetuck Land Trust areas at Jump Hill or Freeborn Road. Mr. Hayes will contact David Brant regarding the status of the plans. Discussion followed with neighbors who had attended the most recent meeting of the Police Commission regarding the placing of "No Parking" signs on Freeborn Road and the adoption of an ordinance regarding off-leash dogs.

1. Meeting Minutes: June 13, 2016 - It was noted that "May 23, 2016" is a typo and should read June 13, 2016. - Motion was made by Steve Carlson, seconded by Ross Ogden, to accept the minutes for June 13, 2016 as filed. The vote was unanimous, 4-0, motion carried. Robert DeVellis did not vote as he had not attended the meeting.

June 27, 2016 – Motion was made by Wallace Williams, seconded by Ross Ogden, to accept the minutes for June 27, 2016 as filed. The vote was unanimous, 4-0, motion carried. Robert DeVellis did not vote as he had not attended the meeting.

At approximately 10:30 pm, motion was made by Steve Carlson, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary