

MINUTES OF REGULAR MEETING SEPTEMBER 12, 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 7:15pm.

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

Regular Member absent: Milan Spisek

Alternate Members present: Ross Ogden and Raymond Martin

Alternate Member absent: Vincent Caprio

For the record: Raymond Martin was appointed to vote for Milan Spisek

ADMINISTRATIVE AND OTHER MATTERS:

3. Appointment: Carroll Brooke of Clean Energy Task Force and John Dunster, Director of NorthEast Energy Design & Solutions – proposed expansion of solar energy facility at the Morehouse Civic Park for Samuel Staples School. Also present at the meeting was Cathy Alfandre, the Chairman of the Clean Energy Task Force. Carroll Brooke discussed the existing solar array (Phase I) and its financial benefit to the Town. Mr. Brooke stated that Phase II would be submitted once the septic system is completed. John Dunster submitted a drawing entitled “Draft 9-12-2016 Samuel Staples Elementary School Proposed Solar Phase 2, r/p 300kWDC”, labeled Drawing PV1.0, prepared by Bella Energy, which he discussed with the Commission. The Chairman noted that Phase 2 should be presented to the Board of Selectmen. The Planning and Zoning Commission will review it if the Board of Selectmen submits it to the Commission as an 8-24 Referral.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

1. Update of the draft Zoning Regulations - Irv Silverman, Silverman’s Farm, spoke regarding the definitions being applied to farms as small/medium/large based on acreage. Mr. Silverman requested that the Commission consider defining farms by historical usage and density rather than just by acreage. The Chairman stated that the Commission was attempting to capture a hierarchy which would allow larger farms more privileges to keep their land from being sold and developed..

PUBLIC HEARING (continued from August 22, 2016):

The Commission re-opened the public hearing, continued from Monday, August 22, 2016, in the Conference Room of the Easton Town Hall, on proposed subdivision, Subdivision Application 16-01, “Subdivision Map Prepared for 17 Adirondack, LLC, Adirondack Trail, Easton, Connecticut”, dated February 1, 2016, last revised June 8, 2016, 14.668 acres, 3 proposed lots. 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. Mark Ochman, P.E. was also present to answer any questions.

MINUTES OF REGULAR MEETING SEPTEMBER 12, 2016
PLANNING AND ZONING COMMISSION

PUBLIC HEARING (continued):

The Chairman noted a memo dated August 26, 2016, from the Office of the Town Attorney Re: Adirondack Subdivision, for the record. The Commission discussed this memo at length.

Attorney Harold Rosnick, noted a previously submitted letter from Attorney Dominick J. Thomas, Jr., Cohen and Thomas Attorneys At Law, dated July 28, 2016.

Joseph Birareli stated that a permit and Certificate of Occupancy had been issued and obtained by his brother to build his house and that his brother has paid several thousands of dollars in taxes to the Town of Easton.

The Chairman stated that the public hearing was closed at approximately 8:20PM.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

2. Adirondack Estates, Adirondack Trail – Requests by applicant (Harold Rosnick, Trustee):
 - a. Determination that site and roadway construction complies with State of Connecticut, CT DOT Form 816. Town Engineer, Edward Nagy, was on vacation and therefore, not present. This item will be further discussed at the meeting of September 22, 2016.
 - b. Determination that the street, Adirondack Trail, and improvements have been constructed and completed according to the Town's road ordinances and subdivision regulations with the two noted exceptions and receipt of the as-built map for review. A correspondence had been received from Bruce Bombero, Sr., Deputy Director and Assistant Town Engineer, dated April 7, 2016, revised 7/25/16 and 8/22/16. Mark Ochman was given a copy of this correspondence. This item will be further discussed at the next meeting of September 22, 2016.
3. Referral from Board of Selectmen regarding the request from the Easton Board of Education to build a bus depot – Discuss feasibility of locating bus depot and service area at Morehouse Civic Park near Samuel Staples Elementary School. The Chairman noted a memo dated August 31, 2016 addressed to Adam Dunsby, First Selectman, Easton, from Tom McMorran, Ed.D., Superintendent, Re: Bus Depot Location. No action was taken on this item.

PLANNING : Town Plan of Conservation and Development 2016:

1. Three items had been distributed to the Commission which John Hayes, Land Use Director discussed with the Commission:
 - a. A memo dated August 8, 2016 summarizing responses from town officials and civic organizations concerning policies for The Town Plan of Conservation and Development 2016. These responses were discussed at Commission meetings from February 2016 through June 2016 (distributed at meeting, August 22, 2016).

MINUTES OF REGULAR MEETING SEPTEMBER 12, 2016
PLANNING AND ZONING COMMISSION

PLANNING : Town Plan of Conservation and Development 2016 (continued)

1. b. A memo dated August 25, 2016 regarding a summary of responses received from town officials and civic organizations in respect to policies for The Town Plan of Conservation and Development 2006.
- c. Draft of PROPOSED MAJOR POLICY INITIATIVES & UPDATES dated 8/8/16, 3 pages.

A discussion was held regarding the inclusion of the proposed new Regulations of just one area as a Village Center (rather than the currently proposed 5 areas), the "Town Green Center" located at the intersection of Center, Banks and Sport Hill Roads: approx. 28 acres.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

1. Continued review of proposed updated Draft Zoning Regulations - The Commission discussed having a Special Meeting to continue to review the update of the proposed Draft Zoning Regulations.

ADDED TO THE AGENDA:

Motion was made by Robert Maquat, seconded by Wallace Williams, to add to the agenda the discussion of the Aspetuck Land Trust parking facilities. The vote was unanimous, 5-0, motion carried. John Hayes presented two color sketches of proposed changes to the parking facilities proposed by ALT for their Black Rock Turnpike and Freeborn Road parking facilities. The Commission determined by consensus that the changes to the proposed parking were acceptable and authorized Mr. Hayes to contact David Brant regarding these changes to ALT's proposed parking plans.

OTHER ITEMS

The Chairman entertained questions from 2 members of the public:

1. Laurel Fedor, of 4 Maple Road, Easton, asked several questions about the proposed new Regulations and submitted a one page document of her review of the Easton P&Z Regulations 2016.
2. Alyssa Mocco of 34 Morehouse questioned the proposals and process for the Town owned South Park property and the proposed school bus lot. The Chairman stated that the Planning and Zoning Commission would receive an 8-24 Referral after these items have been presented to the Board of Selectmen who would determine if and what proposal the Town may pursue for each. Planning and Zoning would report to the Board of Selectmen whether these items were consistent with the Town Plan of Conservation and Development; both items would eventually require an application for which a public hearing would be held and allow for public comment.


MINUTES OF REGULAR MEETING SEPTEMBER 12, 2016
PLANNING AND ZONING COMMISSION

ADMINISTRATIVE AND OTHER MATTERS

1. Meeting Minutes: August 22, 2016

Motion was made by Steve Carlson, seconded by Wallace Williams, to accept the Minutes for August 22, 2016 as filed. The vote was unanimous, 5-0, motion carried.

At approximately 9:45pm, motion was made by Robert DeVellis, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anahia, Recording Secretary