

MINUTES OF REGULAR MEETING OCTOBER 17, 2016
EASTON 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.

Acting Chairman, Wallace Williams, called the meeting to order at approximately 7:40pm.

Regular Members present: Wallace Williams and Robert Maquat, Chairman, (arrived at approximately 8:30pm)

Regular Member absent: Milan Spisek, Steve Carlson 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 Steve Carlson and Raymond Martin was appointed to vote for Milan Spisek

ADMINISTRATIVE AND OTHER MATTERS:

4. Review 2017 Calendar for Meetings of Planning and Zoning Commission

The Commission Reviewed their 2017 Schedule of Meetings for the Easton Planning and Zoning Commission. Motion was made by Ross Ogden, seconded by Raymond Martin, to approve the 2017 Calendar of Scheduled Meetings as presented. The vote was unanimous, 3-0, motion carried.

3. Discussion and possible decision on Annual Renewal Permit for Sale of Christmas Trees at 772 Morehouse Road. The Commission discussed the renewal permit application dated September 27, 2016 from Michael Sabia requesting to sell Christmas trees at 772 Morehouse Road. Based on the plot plan submitted in November 2010 and the current application which states that the activities on the property will be conducted in the same manner as the prior year, the Commission found that the parking and reserve parking would appear to be adequate. Acting Chairman, Wallace Williams, noted that the Christmas tree sales operation must comply with Sect./Para. 4.2.3 B. of the Easton Zoning Regulations and that there was a 30 day limit listed in the Zoning Regulations. Acting Chairman Wallace Williams also noted that on October 24, 2011 the Commission received an updated police report which reaffirmed the safety measures recommended in their original police report of November 24, 2010. It was also noted that the original approval of the Commission restricted the sale of trees to daylight hours and required compliance with all other zoning regulations including proper signage and that the renewal permit is for the current year only and must be renewed again next year. Motion was made by Raymond Martin, seconded by Ross Ogden to approve the permit to sell Christmas trees at 772 Morehouse Road. The vote was unanimous, 3-0, motion carried.

1. Minutes of Regular Meeting September 26, 2016 – Motion was made by Ross Ogden, seconded by Raymond Martin to approve the minutes for September 26, 2016 as filed. The vote was unanimous, 3-0, motion carried.

MINUTES OF REGULAR MEETING OCTOBER 17, 2016
EASTON PLANNING AND ZONING COMMISSION

Added to the Agenda:

Motion was made by Raymond Martin, seconded by Ross Ogden, to add to the agenda the discussion of the Aspetuck Land Trust proposed parking areas. John Hayes gave the Commission an update on the proposed parking areas for Jump Hill and Freeborn Road. Mr. Hayes stated he had recently visited the Jump Hill site. Mr. Hayes also stated that he would be meeting with Mark Ochman and David Brant on Wednesday, October 19, 2016 at 9:00am at the proposed parking area at Freeborn Road.

PLANNING : Town Plan of Conservation and Development 2016: The Land Use Director, John Hayes, gave a brief update on the progress of the Town Plan and the GIS Mapping. He presented several GIS maps which showed hydrology, historic sites and soil types.

At approximately 7:55pm a motion was made by Raymond Martin, seconded by Ross Ogden, to recess the meeting until the arrival of Chairman Robert Maquat.

Chairman Robert Maquat arrived at approximately 8:30pm and motion was made by Wallace Williams, seconded by Raymond Martin, to resume the meeting.

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, and Attorney Harold Rosnick were present. Discussion was held regarding recent testing on Adirondack Trail and whether the tests indicated that the road met the standards of Form 816. Attorney Rosnick stated that the tests indicated that everything was done within either a 1%, 2% or 3% tolerance and that O & G Industries would stand behind their work. Ed Nagy stated that the Town needed some monetary assurance of the work done. After a brief discussion it was decided by consensus that \$5,000.00 might be an acceptable amount to be put in escrow to allow the road to be accepted and fix any cracks which might occur in the pavement. It was agreed that this should be done via a written agreement with O. & G. and that Attorney Rosnick will contact O. & G. This item will be further discussed once an agreement has been reached.
 - 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. Attorney Rosnick stated that a list of items supplied by Public Works was being addressed
3. Referral from Board of Selectmen regarding the request from the Easton Board of Education to build a bus depot. The Commission reviewed the draft layout plan for a bus depot to be located at the rear of the Samuel Staples School site, recently received from the Town Engineer, revised to August 15, 2016.

MINUTES OF REGULAR MEETING OCTOBER 17, 2016
EASTON PLANNING AND ZONING COMMISSION

3. Referral from Board of Selectmen (continued)

The Commission had determined that the Veterans' Field site did not have adequate capacity to accommodate the requested number of school bus vehicles as well as parking for the drivers' personal vehicles.

It was determined by consensus that the location depicted on the Town Engineer's plan revised to August 15, 2016, westerly of the Samuel Staples school site, has adequate space to accommodate the storage of the required number of school bus vehicles and drivers' personal cars.

In reviewing the Town Engineer's plan it was determined by consensus that a school bus service and refueling facility could feasibly be accommodated in the northerly portion of the Samuel Staples school site in proximity to the entrance drive from Banks Road.

At approximately 9:30pm, motion was made by Ross Ogden, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 4-0, motion carried.


Margaret Anania, Recording Secretary