

MINUTES OF REGULAR MEETING NOVEMBER 14, 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.

Chairman, Robert Maquat, called the meeting to order at approximately 7:10pm.

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

Regular Member absent: Milan Spisek and Steve Carlson

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 Steve Carlson

ADMINISTRATIVE AND OTHER MATTERS:

4. Subdivision Application 08-01, Subdivision Plan Prepared for Frank A. Minardi, 53 Ridgeway Road – Request for subdivision bond release. Awaiting final report from Public Works. The Chairman noted a correspondence received from Bruce E. Bombero, Sr., P.E.L.S., Deputy Director of Public Works, Assistant Town Engineer, dated November 14, 2016. On motion by Robert Maquat, seconded by Wallace Williams, the Commission unanimously voted to grant the request for bond release on the Subdivision Application 08-01, Subdivision Plan Prepared for Frank A. Minardi, 53 Ridgeway Road, subject to the final review of the Town Engineer of the revised As-built, just submitted, as stated in the Assistant Town Engineer's letter dated November 14, 2016. The vote was 5-0, motion carried.
3. Correspondence:
 - b. Request by John M. Kimball, 275 Silver Hill Road, LLC regarding proposed 275 Silver Hill Road Subdivision Application. At the Regular Meeting of September 26, 2016, The Commission determined by consensus that the application was incomplete and therefore not accepted, as it did not comply with the Zoning Regulations and authorized Mr. Hayes to communicate to Mr. Kimball the inconsistency with the Easton Zoning Regulations. Mr. Hayes wrote a letter to Mr. Kimball dated September 29, 2016 to 275 Silver Hill Road, LLC, Attn: John Kimball, Applicant and Owner. The Chairman noted a letter from Mr. Kimball dated October 31, 2016 in response to the correspondence from John Hayes. Mr. Kimball was present at the meeting and stated that the second dwelling would be converted to a nonresident accessory structure and therefore, a public hearing should be scheduled even though the maps did not comply with the Zoning Regulations. Mr. Kimball stated he would grant the Commission any extensions required. Based on Mr. Kimball's representation the Commission determined that the application could now be scheduled for public hearing. The Chairman noted this was the start of the 65 day period. The Commission determined by consensus to set the public hearing for 7:00pm on November 28, 2016. It was noted that the public hearing would be at the Helen Keller Middle School Cafetorium, 360 Sport Hill Road, Easton.



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CHRISTINE HALLORAN
TOWN CLERK EASTON CT

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3. Correspondence (continued):
 - a. Request by Hale E. Sargent, Esquire on behalf of his clients, Nancy Boyd and Arthur Munisteri, Co-Trustees, 11 Knapp Street. Present at the meeting was Attorney Hale C. Sargent who represented Nancy Boyd and Arthur Munisteri, co-trustees of the Revocable Indenture of Trust of John W. Boyd, the owner of 11 Knapp Street, Easton. The Chairman noted a letter to the Planning & Zoning Commission, Town of Easton, dated October 26, 2016 from Hale E. Sargent, Esquire consisting of a two page letter and seven pages of attachments. Attorney Sargent requested that the Commission make a determination that the residential use of the second building on the property is a lawful, preexisting use. The Chairman stated that he would seek input from the Zoning Enforcement Officer before the Commission would make a determination.
5. Selection of special engineering consultant to assist in review of Easton Crossing Applications. The Chairman noted a memorandum dated November 11, 2016 to Robert Maquat, Chairman from John Hayes, Planning Consultant and Land Use Director. By consensus the Commission determined that out of the three outside engineering firms contacted, Landtech was the best suited for the job based on their expertise in Environmental Engineering. It was noted that an agreement must be signed by the Board of Selectmen.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

3. Aspetuck Land Trust – completed parking plans for Freeborn Road and Jump Hill Road locations anticipated to be available for review.
Jump Hill Proposed Parking Plan - The Land Use Director, John Hayes presented the Map entitled “Site Improvement Plan” for the Aspetuck Land Trust Parking, Drawing 1 of 1, prepared by LANAGAN, dated March 8, 2016, last revised 11/07/16, noting the plan showed 7 proposed parking spaces (2 plus 5). Motion was made by Robert Maquat, seconded by Robert DeVellis, to approve the Map entitled “Site Improvement Plan” for the Aspetuck Land Trust Parking, Drawing 1 of 1, prepared by LANAGAN, dated March 8, 2016, last revised 11/07/16 subject to the following conditions:
 1. The ROW to the left and right of the accessway shall remain clear of underbrush to insure adequate and safe egress and ingress.
 2. The gravel drive shall be prepared with a 6 inch thick topping of 1 inch stone over a compacted subgrade consistent with the rendering on the above noted map.

The motion was amended by Robert Maquat, seconded by Robert DeVellis to include a third condition:

3. The above noted map should be filed in the Easton Land Records.

The vote was unanimous, 5-0, motion carried.

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ITEMS CONTINUED FROM PREVIOUS MEETINGS :

3. Aspetuck Land Trust (continued):

Freeborn Road Proposed Parking Plan - The Land Use Director, John Hayes, presented the following maps to the Commission regarding the proposed parking on Freeborn Road:

1. "Map Showing Proposed Parking Area Prepared For The Aspetuck Land Trust, Freeborn Lane, Easton, Connecticut, dated June 23, 2014", last revised October 25, 2016, prepared by Ochman Associates, Inc.
2. "Map Showing Proposed Parking Area Prepared For The Aspetuck Land Trust, Freeborn Lane, Easton, Connecticut, dated June 23, 2014", last revised November 9, 2016, noted as "Alternate Plan", prepared by Ochman Associates Inc.

John Hayes recommended the approval of the "Alternate Plan" which reoriented the driveway to alleviate a safety problem; it was noted that ALT checked with the neighbors. Mr. Hayes noted that the proposed parking area was for 8 spaces and that the parking had been scaled down from the original parking plan, of 10 or 12 spaces, as the placement of the alternate parking on the ALT kiosks and the "No Parking" signs on the street had alleviated much of the parking problems. Motion was made by Robert Maquat, seconded by Raymond Martin, to approve the "Map Showing Proposed Parking Area Prepared For The Aspetuck Land Trust, Freeborn Lane, Easton, Connecticut, dated June 23, 2014", last revised November 9, 2016, noted as "Alternate Plan", prepared by Ochman Associates, Inc., subject to the following conditions:

1. Discontinuance of the entrance north of Elm Drive.
2. Signage will be placed so that if the parking lot is full, people shall seek parking at the other ALT parking areas as referenced by the map on the kiosk.
3. Requirement that an adequate base of gravel is placed on the proposed parking area to assure that it is an all-weather parking area.

The motion was amended by Robert Maquat, seconded by Raymond Martin, to include a fourth condition:

4. The above noted map should be filed in the Easton Land Records.

The vote was unanimous, 5-0, motion carried.

ADMINISTRATIVE AND OTHER MATTERS:

2. ZEO Report - The Secretary was asked to give the Commission two letters which had been submitted to the Zoning Enforcement Officer:
 - a. Letter dated November 3, 2016 from Gerald Lambert, 1007 Sport Hill Road, Easton, CT with attached letter from Stacey Marcell, licensed Arborist, of Northeast Horticultural Services.
 - b. E-mail dated November 14, 2016 from Rajeev Chennatu of 23 Norton, Road regarding Photos of Brito's destroyed gate and activity, 33 Norton Road.

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ADMINISTRATIVE AND OTHER MATTERS:

2. ZEO Report (continued):

- a. Gerald Lambert of 1007 Sport Hill Road was present and spoke regarding the correspondence he had submitted to the Zoning Enforcement Officer and stated that he needed to remove unhealthy trees on his property which were in the greenbelt easement. The Chairman read the Greenbelt Easement which had been filed in the Easton Land Records for 1007 Sport Hill Road. The Chairman will contact the Zoning Enforcement Officer regarding this issue.
- b. Brito property, 33 Norton Road – The Chairman noted the following items:
 1. “Map of property Owned by Zocimo Brito, 33 Norton Road”, dated Dec. 14, 2011.
 2. “Letter of Understanding” dated August 27, 2012, signed by Robert Maquat, Chairman, Easton Planning and Zoning Commission, and Nathan Brito, Agent for Zocimo Brito with color picture of gate attached.

The Commission discussed the above items and the e-mail received from Rajeev Chennatu consisting of a one page memo with 8 pages of attachments and determined that The Commission needs a report from the Zoning Enforcement Officer regarding 33 Norton Road. The Chairman will contact the Zoning Enforcement Officer regarding this matter.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

3. Continued review of update of proposed Draft Zoning Regulations – Final comments to be submitted to Glenn Chalder. The Chairman prepared a list of items regarding comments and questions for Glenn Chalder which he had distributed to the Commission for their review. This item will be discussed further at a future meeting.

PLANNING : Town Plan of Conservation and Development 2016

The Commission reviewed in detail John Hayes’s document entitled “Town Plan of Conservation and Development 2016, PROPOSED MAJOR POLICY INITIATIVES & UPDATES”, consisting of three pages; a few changes were made. Mr. Hayes will further draft language concerning this item.

Abbie and Bruce LePage were present at the meeting and had comments about protecting farmland, specifically protective easements, development rights and land acquisition.

ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes for October 17, 2016 and October 24, 2016 Planning and Zoning Commission Meetings:
October 17, 2016 Minutes – Motion was made by Wallace Williams, seconded by Ross Ogden, to approve the minutes for October 17, 2016 as filed. The vote was 4-0, motion carried. Robert DeVellis did not vote as he was not present at the meeting.


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ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes for October 17, 2016 and October 24, 2016 Planning and Zoning Commission Meetings (continued):

October 24, 2016 Minutes – Motion was made by Wallace Williams, seconded by Ross Ogden, to approve the minutes for October 24, 2016 as filed. The vote was 5-0, motion carried.

At approximately 9:30pm, motion was made by Robert DeVellis, seconded by Raymond Martin, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary