

MINUTES OF REGULAR MEETING FEBRUARY 27, 2017  
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 7:15pm.

Regular Members present: Robert Maquat and Robert DeVellis

Regular Member absent: Milan Spisek and Wallace Williams

Alternate Members present: Ross Ogden and Raymond Martin

For the record: Alternate Members Ross Ogden and Raymond Martin voted in absence of regular members Milan Spisek and Wallace Williams.

ADMINISTRATIVE AND OTHER MATTERS:

2. Interview with Nathan Brito, owner of 33 Norton Road, to discuss alleged zoning violation issued by the Zoning Enforcement Officer. The Chairman noted that a complaint had been received regarding the level of activity on Mr. Brito's property and asked Mr. Brito about the activities being conducted by him on his property. Mr. Brito stated that the activity on his property was not for conducting his business; the wood processed was for his personal consumption. Mr. Brito also stated that he did not sell wood from his property and stated he had leases for commercial property to conduct his business. The Chairman also asked Mr. Brito about the agreement he signed with the Town and it was noted that his property was on a Scenic Road. Commissioner DeVellis questioned Mr. Brito regarding the amount of wood being stored on his property and the frequency of the work being conducted on the property. Mr. Brito stated that he currently had 5 split cords of wood and 4 or 5 logs. Mr. Brito also stated that he worked on his property at this time of year one or two times a week, as this was his less busy time of year for his landscaping business. Commissioner DeVellis questioned Mr. Brito regarding the agreement that he signed with the Town and whether the required gate was still in place. Mr. Brito stated that the gate was down and that the agreement he signed with the Town was too strict. Commissioner DeVellis stated that Mr. Brito should have come back to the Commission and asked that it be modified if he believed it was too strict instead of just not complying with the agreement. Chairman Robert Maquat noted that the level of activities needed to be reduced on the property and that the Town was obligated to enforce their Regulations. The Commission reviewed the site plan of Mr. Brito's property, as well as the pictures supplied by his neighbor Rajeev Chennatu, as Mr. Brito described what activities were being conducted. Mr. Brito again stated that he was not using his property for business. The Chairman stated that the Zoning Enforcement Officer had visited Mr. Brito's property and inspected the conditions as evidenced by his memo of December 12, 2016; it appears that the Agreement is not being adhered to and that the fence and gate were not in place. The Chairman stated that Mr. Brito needs to reduce the activities taking place on the property. Commissioner DeVellis stated that he needed to comply with the Agreement. Mr. Brito noted that he has an attorney, Daniel Silver, Esquire, and that he will be representing him regarding this matter. The Chairman will contact the Zoning Enforcement Officer regarding the zoning violation he issued to Mr. Brito.

Commissioner Raymond Martin arrived during the discussion of this item at approximately 7:35pm.

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ITEMS CONTINUED FROM PREVIOUS MEETINGS :

2. Discuss and consider adjudication of the following applications by Saddle Ridge Developers, LLC, the proposed Developer and applicant, on behalf of Silver Sport Associates, Owner, pursuant to Conn. General Statutes Sec. 8-30g, and 8-2 to construct a 48-lot community with 30% of the homes set aside as affordable pursuant to the above statutes on their property of approximately 124 acres bounded by Sport Hill Road, Silver Hill Road, Cedar Hill Road and Westport Road, including 897 Sport Hill Road (Map 3773-B/Lot 15-1), 48 Cedar Hill Road (Map 3774-B/Lot 27D), and Maps 3774-B-3773B/Block 7.
  - (1) Amend the Town of Easton Zoning Regulations (Article 3) to create a new zoning district, titled "Planned Housing Opportunity District" (HOD)
  - (2) Amend the Town of Easton Zoning Map to designate the applicants' property, as described above, as a HOD District;
  - (3) Amend the Town of Easton Subdivision Regulations as follows:
    - a) Section 10.11, to exempt a HOD District from certain open space requirements;
    - b) Section IV C (5), to require dead end streets to provide a minimum of two (2) and maximum of sixteen (16) building lots in a HOD provided that subsections (A) and (b)(i) of this Section are satisfied.
  - (4) Approve a subdivision application, "Easton Crossing", for the applicant's property as described above, creating approximately 124 acres into 48 building lots, one separate parcel, four roads and several open space parcels;
  - (5) Approve applications authorizing the creation of 9 (9) affordable homes of the 30 total homes and 11 (11) duplex style affordable apartments to be incorporated within 18 (18) duplex buildings is planned for the proposed subdivision, pursuant to standards of General Statutes Section 8-30g, and Section 8-2.
  - (6) Approve a site plan for construction of a HOD project on the applicants' property, as referenced above.

The Chairman briefly discussed a two page letter from Commissioner Wallace Williams, which was sent in his absence of the meeting, and which he asked the Commission to consider as part of their discussion. The Commission determined that this item will be discussed further at a Special Meeting to be held at 5:00PM, Monday, March 6, 2017, Easton Town Hall Conference Room.

ADMINISTRATIVE AND OTHER MATTERS:

4. Receipt of Special Permit, 17-01, Special Permit Application to create an affordable accessory apartment at 101 Burr Street by Michael Linnane, Jr. The Chairman noted receipt of the application and the Land Use Director stated it was substantially complete to schedule for public hearing. Since it was noted that the Town of Fairfield must be notified as the property was within 500 ft. of a Town line, the hearing was scheduled for April 10, 2017 at 7:30pm, Easton Town Hall Conference Room.
1. Minutes of Meetings of January 23, 2017 and February 23, 2017  
Minutes of Special Meeting February 23, 2017 – On motion by, Robert DeVellis, seconded by Raymond Martin, the Commission approved the Minutes for the Planning and Zoning Commission Special Meeting of 2/23/17 as presented. The vote was unanimous, 4-0, motion carried.

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1. Minutes of Meetings of January 23, 2017 and February 23, 2017 (continued)  
Minutes of Regular Meeting January 23, 2017 - On motion by Robert Maquat, seconded by Ross Ogden, the Commission approved the Minutes for the Planning and Zoning Commission Regular Meeting of 1/23/17 as filed. The vote was unanimous, 3-0, motion carried.
3. Resubdivision Application 16-02, Resubdivision Map Prepared for 275 Silver Hill Road, LLC, 275 & 285 Silver Hill Road - Request for Extension to file subdivision map, post subdivision bond and file related documents in the Easton Land Records. The Chairman noted a letter dated February 16, 2017 from John Kimball requesting an extension of the Resubdivision 16-02. It was noted by the Chairman that the request was an extension of 90 days from the due date of April 6, 2017. Motion was made by Robert Maquat, seconded by Robert DeVellis, to approve the request for a 90 day extension from the due date of April 6, 2017 to file the subdivision map and the related documents. The vote was unanimous, 4-0, motion carried.

ADDED TO THE AGENDA:

The Planning and Zoning Secretary noted that the annual report for Planning and Zoning for fiscal year 2015-2016 was completed and wanted the Commission to review it for any comments. Motion was made by Robert DeVellis, seconded by Ross Ogden, to add to the agenda the discussion of the Annual Report for fiscal year 2015-2016. The vote was unanimous, 4-0, motion carried. The Commission determined by consensus that the Annual Report for 2015-2016 was acceptable.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

1. Continued review of update of proposed Draft Zoning Regulations – Final comments to be submitted to Glenn Chalder. This item was briefly discussed and tabled to a future meeting.

At approximately 9:00pm, motion was made by Raymond Martin, seconded by Ross Ogden, to adjourn the meeting. The vote was unanimous, 4-0, motion carried.

  
Margaret Anania, Recording Secretary