

REGULAR MEETING MINUTES
FOR THE EASTON PLANNING AND ZONING COMMISSION
CONFERENCE ROOM A, EASTON TOWN HALL, 225 CENTER ROAD, EASTON
MONDAY, MAY 8, 2017

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 regular meeting to order at approximately 7:12pm.

Regular Members present: Robert Maquat, Wallace Williams, Ross Ogden and Robert DeVellis who arrived at approximately 7:25pm.

Regular Member absent: Milan Spisek

Alternate Members present: Raymond Martin and Allison Sternberg

For the record: Raymond Martin was appointed to vote for Milan Spisek and Allison Sternberg was appointed to vote for Robert DeVellis until he arrived.

ITEMS FOR DISCUSSION AND/OR ACTION:

2. Discussion and/or action on an appraisal received for fee-in-lieu of open space regarding Resubdivision Application 16-02, Resubdivision Map Prepared for 275 Silver Hill Road, LLC, Property located at 275 and 285 Silver Hill Road, 2 proposed lots. Review and discuss "Appraisal of Real Estate Owned By 275 Silver Hill Road, LLC Located At 275 and 285 Silver Hill Road" for fee-in-lieu of open space. (item received 4/28/17). The Easton Planning and Zoning Commission reviewed an Appraisal of Real Property Located at 275 and 285 Silver Hill Road, Easton, Connecticut 06612 for Applicant and Member, John Kimball, 275 Silver Hill Road, LLC, 1428 Monroe Turnpike, Monroe, CT 06468, received April 28, 2017, prepared by Vimini Associates, Real Estate Appraisers and Analysts, Bridgeport, Connecticut.. On motion by Robert Maquat, seconded by Raymond Martin, the Commission found that the appraised value for the property of the lots to be developed, pre-construction, in the amount of \$157,000 is acceptable and that the fee-in-lieu of open space shall be 10% of the appraisal value, or \$15,700 payable to the Town of Easton. The vote was unanimous, 5-0, motion carried.
1. Discussion and/or action on an appraisal received for fee-in-lieu of open space regarding the Subdivision Application #16-01, Map Prepared for 17 Adirondack, LLC, Adirondack Trail, appraisal entitled "Appraisal of Real Estate Owned by Joseph Daniel Birarelli, Located At Harvester Road, Assessors map 5512A & 5513B, Lot 21, Easton, Connecticut" (item tabled at meeting of April 24). The Easton Planning and Zoning Commission reviewed an Appraisal of Real Estate Owned by Joseph Daniel Birarelli, Located At Harvester Road, received April 6, 2017, prepared by Vimini Associates, Real Estate Appraisers and Analysts, Bridgeport, Connecticut. On motion by Robert Maquat, seconded by Wallace Williams, the Commission found that the appraised value for the property of the lots to be developed, pre-construction, in the amount of \$40,000, is acceptable and that the fee-in-lieu of open space shall be 10% of the appraisal value, or \$4,000 payable to the Town of Easton. There was a brief discussion of the Birarelli property by the Land Use Director regarding access and the large amount of wetlands. The vote was unanimous, 5-0, motion carried.

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ADMINISTRATIVE AND OTHER MATTERS

3. Correspondence: the Chairman noted the receipt of a Subdivision Bond Release Form for the Subdivision for Frank Minardi, 53 Ridgeway dated 5/8/17, signed by Edward Nagy, Director of Public Works/Town Engineer. Chairman Maquat signed the form. The Secretary will forward to the Finance Director for processing.

The Chairman briefly discussed the note at the bottom of the agenda regarding the Letter of understanding re 33 Norton Road and stated that this item will be discussed at the next meeting May 22, 2017.

Commissioner Robert DeVellis arrived at approximately 7:25pm.

1. Minutes of Special and Regular Meeting April 24, 2017 of the Easton Planning and Zoning Commission – Motion was made by Wallace Williams, seconded by Ross Ogden, to approve the Minutes of Special and Regular Meeting April 24, 2017 of the Easton Planning and Zoning Commission as presented. The vote was unanimous, 5-0, motion carried

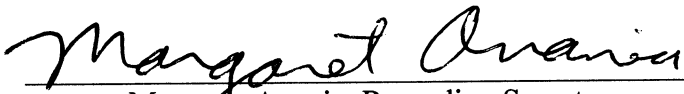
ITEMS CONTINUED FROM PREVIOUS MEETINGS :

Continued review of update of proposed Draft Zoning Regulations Present at the meeting was outside consultant, Glenn Chalder. Also present at the meeting was Timothy Brady, President, Fairfield County Farm Bureau. For clarity the Chairman discussed with the Commission and Glenn Chalder all the suggested changes made to the draft regulations starting with page one and ending with page 67. The Commission discussed proposed changes to the draft zoning regulations. Glenn Chalder will make the suggested changes and will provide the Commission with a red-lined copy showing those changes before a final draft is produced for public hearing. Based on prior commitments and the required referral process for amending regulations, Glenn Chalder is expecting that the draft regulations will go to public hearing in the fall.

TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

A progress report will be presented on GIS mapping for land use and update of the Public Facilities section. Draft texts are under preparation for a Prologue summarizing aspects in which the updated Plan differs from its 2007 predecessor, and on Plan proposals for Conservation Residential Development, for support of agriculture and for a Town trails system. This item will be discussed at the next meeting May 22, 2017.

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


Margaret Anania, Recording Secretary