

REGULAR MEETING MINUTES MAY 7, 2018  
FOR THE 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 Regular Meeting to order at approximately 7:08pm.  
Regular Members present: Robert Maquat, Wallace Williams, Ray Martin and Ross Ogden  
Alternate Members present: Alison Sternberg, Justin Giorlando and Tom Maisano  
For the record: Alison Sternberg was appointed to vote in absence of a regular voting member.

ADMINISTRATIVE AND OTHER MATTERS:

3. Correspondence: Present at the meeting was Ed Socha Re: 41 Plum Tree Lane, Easton, CT. The Chairman noted that information had been received from Mr. Socha but that this information was not what was requested. The Chairman requested that Mr. Socha have his attorney write a letter which states in a clear precise manner what Mr. Socha is looking to accomplish and the rationale behind it. In order for the Commission to review the matter it must have something properly represented to them with all the facts and logic behind it.

TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

The Chairman gave the Commission a brief update of progress on the proposed Town Plan and stated that the town needs to have more dialogue about the things which make the Town special and that there may be many opportunities on the Morehouse Road property. A preliminary draft of the proposed update of the POCD was distributed to the Commission. The Chairman suggested that the draft contain some statistics to support a recommendation for fiscal responsibility. Discussion was held regarding the scheduling of a special meeting. It was determined by the Planning and Zoning Commission that a special meeting will be held May 14, 2018, at 7:00pm, in the Conference Room A of the Easton Town Hall, to review and comment on this preliminary draft of the proposed update of the Town Plan.

ADMINISTRATIVE AND OTHER MATTERS:

3. Correspondence: The Chairman noted a correspondence from Mr. Lisi, a marked-up copy of the April 30, 2018, Vol. 54, No. 18, Westchester & Fairfield County Business Journals, article by Phil Hall, entitled "Housing median sales prices up again in Fairfield County."

Correspondence: The Chairman noted at the last meeting a letter from Walter Boag dated April 9, 2018 regarding the restriction term for his affordable accessory apartment. The Chairman indicated that it appears that the regulations indicate that there is no provision for market rate apartments in Easton, only affordable accessory apartments, which after conclusion of the deed restricted period, must either be renewed as an affordable accessory apartment or converted back into the one-family dwelling. The Land Use Director will prepare a letter in response to Mr. Boag.

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ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes of Regular Meeting, April 23, 2018 of the Easton Planning and Zoning Commission Motion was made by Wallace Williams, seconded by Alison Sternberg, to accept the Minutes of Regular Meeting April 23, 2018 as filed. The vote was unanimous, 5-0, motion carried.

PUBLIC HEARING: 7:30PM

**SP-18-01, Special Permit for flood plain for 180 Redding Road, LLC, 180 Redding Road,** requesting a fence within the 100 year flood plain as shown on a plan entitled "Site Plan, 180 Redding Road, Easton, Connecticut, Prepared For 180 Redding Road, LLC," dated 1-8-18, last revised 2-27-18" and a plan entitled "Data Accumulation Plan Prepared for 180 Redding Road, LLC", dated July 28, 2016, last revised 3-20-18. A copy of the application is on file with the office of the Easton Town Clerk. The Chairman read the notice of the public hearing. David Bjorklund, P.E. presented the Plan maps. Mr. Bjorklund submitted a picture taken from Redding Road going south on Route 136 depicting the fence that was built.

The Chairman noted the following items for the record:

1. Photo submitted by Dave Bjorklund of fence built along Route 136.
2. Two memo's from Dori Wollen, Chair of the Conservation Commission, one dated April 11, 2018 which superseded her other memo dated April 4, 2018.
3. Sections 7.2.1, Special Permit, and 10.5, Special Flood Regulations and Standards, of the Easton Zoning Regulations. Section 5.4.3 of the Easton Zoning Regulation. Fences and Walls.
4. Wood fence detail
5. Data Accumulation Plan Prepared For 180 Redding Road, LLC, 180 Redding Road, Easton, Connecticut, prepared by Jason T Spath Sr., L.S., The Huntington Company, LLC, dated July 28, 2016, last revised 3-20-18.
6. Site Plan, 180 Redding Road, Easton, Connecticut, Prepared For 180 Redding Road, LLC, prepared by David S. Bjorklund, Jr., Spath-Bjorklund Associates, Inc., dated 1-8-18, last revised 2-27-18.
7. Special Permit Application, SP-18-01, applicant, 180 Redding Road, LLC, received 3/22/18.
8. Attachment to the Special Permit Application, 180 Redding Road, describing conformity with Sections 7.2.1 and 10.5, of the Easton Zoning Regulations, signed by David S. Bjorklund, P.E.
9. Letter dated March 22, 2018 from William F. Carboni, P.E., Spath-Bjorklund Associates, Inc., to Town of Weston Planning and Zoning Commission, as fence is within 500 feet of the Town of Weston.

Discussion was held regarding the installation of the fence and whether there was a concrete foundation on every post. Dave Bjorklund, P.E., stated that the statement regarding the concrete foundation on every post, was based on contractor's notes; the contractor did not attend the meeting. Justin Giorlando stated that there should be a sample of the posts on the proposed fence to make sure that there is a concrete foundation.

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PUBLIC HEARING: 7:30PM

SP-18-01, Special Permit for flood plain for 180 Redding Road (continued)

The Land Use Director asked whether there had been any analysis of the soil conditions. David Bjorklund, P.E., stated no.

The following people spoke:

1. Doug Newhouse, representing his wife Holly Bannister-owns property across from the fence.
2. Dolly Curtis, Easton Resident
3. Beth Saunders, Easton Resident
4. David Christopher, Easton Resident

Questions were raised about the historic nature of the area, the location of the fence on a road which is the entrance from Weston into Easton, and the height of the fence.

The Chairman noted Section 5.4.3 of the Easton Zoning Regulation, Fences and Walls, regarding the height of a fence.

The chairman recessed the public hearing to the next regularly scheduled meeting, Monday, May 21, 2018; public hearing to start at 7:30pm, Conference Room A, Easton Town Hall, 225 Center Road.

TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

Ross Ogden stated that at the last Town Meeting a handout entitled "Preserve Easton, No Commercial Center", was distributed by the Citizens for Easton. Mr. Ogden shared this handout with the Commission. The Chairman stated that the Commission will have a public information meeting when the draft of the Town Plan is completed to address any concerns the public may have concerning the update of the Town Plan.

At approximately 9:00pm, there being no other business to be conducted, motion was made by Wallace Williams, seconded by Ross Ogden, to adjourn the Regular Meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary