

REGULAR MEETING MINUTES MAY 21, 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: Tom Maisano was appointed to vote in absence of a regular voting member.

TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

The Chairman noted that Glenn Chalder, outside consultant, had e-mailed a proposed press release and notice, May 21, 2018, regarding the proposed community public information meeting, proposed to be held June 20, 2018, which he shared with the Commission

PLANNING ITEMS FOR DISCUSSION AND/OR ACTION

Extension of the water main through the center of Town – The Chairman noted that this is an item that should be considered by the Town of Easton but that is subject to bonding as the Town does not have sufficient tax base to support such an improvement.

TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

The Chairman noted a submission by Jean-Stetz Puchalski, May 21, 2018, via e-mail, with attachments, totaling 43 pages, which had been previously submitted in 2016 for the update of the Town Plan. The submission was distributed to the Commission.

Present at the meeting were Tim Brady, member of the Farm Bureau, and Lori Cochran-Dougall, member of the Agricultural Commission. Tim Brady submitted three documents regarding agriculture:

1. Analysis of Easton Acreage indicating “net” Easton “Agriculture” acreage with several attachments, totaling 11 pages.
2. Report regarding 490 properties, entitled EASTON AG – ALPHA BY LIST, totaling 21 pages.
3. Report regarding 490 properties, entitled EASTON – “AG” ALPHA BY OWNER INCL BUILDINGS, totaling 43 pages.

Lori Cochran-Dougall spoke about agriculture and creating a positive image for Easton.

The Chairman asked Tim Brady and Lori Cochran-Dougall if they could identify people who have the time to serve on subcommittees to help with branding Easton and work on projects to enhance the community.

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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. discussed the Plan maps and the location of the fence in the flood plain. Mr. Bjorklund submitted a letter dated May 21, 2018 from himself verifying the concrete foundation found on all of the random ten test holes at the fence posts.

The following people spoke:

1. Doug Newhouse, 7 Old Redding Road, 1 Old Redding Road, Easton – Mr. Newhouse showed the Commission photographs of the height of the fence on his tablet.
2. David Christopher, 200 Redding Road, Easton
3. Beth Saunders, 43 Hall Road, Easton
4. Nate Dougall, 550 Morehouse Road

Discussion was held regarding the height of the fence and the Commission discussed Section 5.4.3 of the Easton Zoning Regulations, specifically Section 5.4.3C., Special Cases. The Zoning Regulations allow for a solid-screen fence or wall up to eight (8) feet in height with approval of the site plan by the Commission and a finding that the fence is essential to protect the privacy or values of an adjacent residential property or neighborhood.

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 10 test holes around random posts had been dug and that he personally verified that all 10 posts had a concrete foundation.

The Chairman read the attachment to the Special Permit which discussed the fence and its compliance with Section 7.2.1, Application for Special Permit, A. through I., as well as the Flood Plain Regulations, specifically Section 10.5 C., F., G., H. and I.

The Chairman had noted the following items for the record:

1. Letter to Mr. Robert Maquat, Chairman, Town of Easton Planning & Zoning, from Dave Bjorklund, Jr. P.E., dated May 21, 2018 Re: 180 Redding Road.
2. Correspondence sent to the Town of Weston, March 26, 2018, from Easton Planning and Zoning Commission notifying them of the public hearing for the fence; no comments have been received.

The public hearing was closed. The adjudication will be on the agenda for the next regularly scheduled Planning and Zoning Commission meeting of June 11, 2018.

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TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

The Land Use Director submitted to the Commission a one page document concerning Chapter 11, THE TOWN PLAN, which he briefly discussed with the Commission.

ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes of Regular Meeting, May 7, 2018 of the Easton Planning and Zoning Commission
Motion was made by Wallace Williams, seconded by Ross Ogden, to approve the Minutes of the Regular Meeting May 7, 2018 with one correction, on page 3, last item, under Town Plan Of Conservation and Development 2017, delete name Ross Ogden and substitute the name, Justin Giorlando. The vote was unanimous, 5-0, motion carried.

Added to the Agenda:

Motion was made by Wallace Williams, seconded by Raymond Martin, to add to the agenda the discussion of the Special Meeting Minutes of the Easton Planning and Zoning Commission for May 14, 2018. The vote was unanimous, 5-0, motion carried.

Motion was made by Wallace Williams, Raymond Martin, to approve the Minutes of the Special Meeting of the Easton Planning and Zoning Commission for May 14, 2018, as filed. The vote was unanimous, 5-0, motion carried.

At approximately 9:30pm, there being no other business to be conducted, motion was made by Raymond Martin, seconded by Wallace Williams, to adjourn the Regular Meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary