

REGULAR MEETING MINUTES NOVEMBER 5, 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 Special Meeting to order at approximately 7:00pm.

Regular Members present: Robert Maquat, Ross Ogden, Wallace Williams and Raymond Martin who arrived at approximately 8:05pm.

Alternate Members present: Alison Sternberg, Justin Giorlando and Tom Maisano

For the record: Justin Giorlando was appointed to vote in absence of a regular voting member.

ADMINISTRATIVE AND OTHER MATTERS

2. Appointment: Bill Walker, 22 Fensky Road

Present at the Meeting were Bill and Luciana Walker who spoke about the business being conducted by their neighbor at 15 Fensky Road. Mr. Walker stated that a commercial operation was being run out of Ms. Grinnell's garage and that the scope of activity has increased in the last year. Mr. Walker stated that materials are being delivered to the garage, being processed and then being moved off site at 6:30am in the morning, noting several cars arriving and making noises when picking up goods; he also noted a large truck on the road

Joanne Grinnell stated that they were conducting far less activity than what was being conducted 10 years ago or 5 years ago. She stated that the large trucks were delivering sheets of copper which were being pressed for gutters and flashing and then picked up from her house for installation. She also stated that she was meeting the large delivery trucks at the bottom of the road. The Commission questioned the level of the processing activity being conducted on site. Ms. Grinnell stated that they were processing approximately 5 to 8 hours per week, noting that during the winter, there was hardly any activity.

Lucinda Walker discussed people arriving before 7:00am and slamming doors and taking ladders out. The Chair stated that it was not acceptable to have people arriving at 6:30am.

The Commission discussed with Joanne Grinnell the hours of delivery that she would be conducted by her, 10:00am to 4:00pm. Ms. Grinnell noted that she has been recently meeting the trucks at the bottom of the road with a fork lift..

Discussion was held regarding the barking of the Walkers' dogs. Luciana Walker stated that the dogs barked when trucks parked on their side of the street. Ms. Grinnell stated that their dogs barked even when they are not home, but, she never complained.

The Chair asked Mr. Walker what items could be improved: Mr. Walker stated that trucks and vehicles should not come before 8:00am and that the large trucks were tearing up the road as recent as just one week ago. Mr. Walker further stated that he did not believe it was Ms. Grinnell's home occupation but instead was her friend's business. The Chair requested that Ms. Grinnell submit the info from the Secretary of State.

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ADMINISTRATIVE AND OTHER MATTERS

2. Appointment: Bill Walker (continued)

The Chairman stated that they would not be making any decision on the legitimacy of the business tonight but their goal was to minimize the effect on the neighbors.

The Land Use Director, John Hayes stated that Ms. Grinnell has a set of criteria in Section 6.1.3 of the Zoning Regulations regarding Home Occupations. The Chair asked the Secretary to give Ms. Grinnell a copy of this Section so she could respond to the criteria for home occupations.

PUBLIC HEARING:

Special Permit Application, SP-18-03, Town of Easton, 691 Morehouse Road, for expansion of the children's area, to the rear of the Easton Public Library, map prepared by Silver/Petrucelli + Associates, dated October 3, 2018. Present at the meeting was Marco Costantini, licensed architect, for Silver/Petrucelli, who presented the revised Site Plan, dated 10/31/18, submitted November 1, 2018. Mr. Constantini also discussed the other drawings of the Library expansion. Ross Ogden noted Item#3 of the police comments sent to Planning and Zoning. Mr. Constantini noted that they would be removing the shed. Lynn Zaffino, Director of the Library, stated that she believed that the shed was in disrepair. Kristi Sogofsky, Chair of the Building Committee, stated that she did not believe removing the shed would be a problem.

The Chair stated that the Commission would need to make certain findings in compliance with Section 7.1.2 of the Easton Zoning Regulations. He read through that Section, Items A through I which he briefly read for the record.

The Chairman noted the following items for the record:

1. Letter dated October 31, 2018 to Planning and Zoning Commission from Marco Costantini, Registered Architect (2 pages).
2. Letter to Planning & Zoning Commission dated November 5, 2018 from Bruce E. Bombero, Sr. P.E. L. S. Deputy Director of Public Works, Assistant Town Engineer (one page).
3. Memo to Robert Maquat, Chairman dated 11/2/18 from Dori Wollen, Chair, Conservation Commission (one page).
4. Letter dated October 3, 2018 to Planning and Zoning Commission from Marco Costantini, Registered Architect (2 pages).
5. Drawing C-1, Site Plan, Easton Public Library: Children's Area Expansion, 691 Morehouse Road, Easton, CT 06612, dated October 31, 2018 prepared by Silver/Petrucelli + Associates.
6. Memo dated November 1, 2018 to Rob Maquat, Chairman, Planning and Zoning Commission from Dori Wollen, Chair, Conservation Commission (one page).
7. Comments dated October 29, 2018 to P&Z Commission from Police Chief Timothy Shaw (one page).
8. Letter dated November 1, 2018 to The Honorable Adam Dunsby, First Selectman, Town of Easton from Dori Wollen, Chair, Conservation Commission (two pages).

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PUBLIC HEARING:

Special Permit Application, SP-18-03 (continued):

The Chairman continued to note the correspondences:

9. Letter dated September 29, 2018 to The Honorable Adam Dunsby, First Selectman, Town of Easton from Dori Wollen, Chair, Conservation Commission (two pages).
10. Memo dated October 24, 2018 to Marco Costantini, Licensed Architect, from John Hayes, Land Use Director (one page).
11. E-mail from Marco Costantini dated October 4, 2018 Subject: Watershed Aquifer Area Project Notification Form (three pages).
12. Set of Maps submitted and prepared by Silver/Petrucelli + Associates dated October 3, 2018 Easton Public Library: Children's Area Expansion, 691 Morehouse Road, Easton, CT 06612 excluding drawing C-1, Site Plan (6 pages excluding the first page, so 5).
13. Special Permit Application SP-18-03 with attachments (6 pages).
14. 8-24 Referral dated July 6, 2018 to Planning and Zoning Commission from Adam Dunsby, First Selectman (one page).
15. Letter to Hon. Adam Dunsby, First Selectman, dated July 11, 2018 from Robert Maquat, Chairman, Easton Planning and Zoning Commission.

People who spoke at the public hearing:

1. Kristi Sogofsky, Chair of the Library Building Committee
2. Lynn Zaffino, Director of the Easton Public Library
3. Beverly Dacey, 257 Redding Road
4. Sherry Harris, 13 Ridgeway Road
5. Steven Kidney, 265 Center Road
6. Dwight Senior, 77 South Park Avenue

Questions were raised about the design of the structure. It was noted that the design was selected by the Library Building Committee. Planning and Zoning. Discussion held a discussion regarding the illumination on site. It was determined by the Commission that the illumination should be baffled with the lighting directed down and the existing lamp posts in the rear, if they can; this should be addressed by the lighting engineer for the Library expansion. Discussion was held regarding screening.

The Chairman closed the public hearing at approximately 8:20pm.

ITEMS FOR DISCUSSION AND/OR ACTION:

1. Proposed draft update of the EASTON TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2018-2028 - The Chairman noted that he had received comments from Glenn Chalder which he sent to the Planning and Zoning Secretary today. While the comments were forwarded to the Commission, many of the Commissioners, did not have time to review them before the meeting. The Chair reviewed some of his comments with the Commission. The Commission will discuss further at the next meeting, November 19, 2018.

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ITEMS FOR DISCUSSION AND/OR ACTION(continued):

2. Continued review of latest update of proposed Draft Town of Easton Zoning Regulations – The Chair noted that in conjunction with the POCD the Commission must read the draft Zoning Regulations and see if they match or if there are new changes needed such as for home occupations.

ADMINISTRATIVE AND OTHER MATTERS

4. Correspondence: A letter from Bruce Bombero, Sr. P.E. L.S., Deputy Director of Public Works, Assistant Town Engineer, dated November 5, 2018 to Planning & Zoning Commission, Easton Town Hall, had been distributed to the Commission. The Chairman noted that this had already been determined by the Commission as being built according to the design that had been part of the approval. The Chairman will contact Bruce Bombero.

PUBLIC HEARING:

Special Permit Application, SP-18-03 (continued):

Chairman Robert Maquat, seconded by Wallace Williams, made a motion to approve the Special Permit Application, SP-18-03, regarding Town of Easton Public Library, 691 Morehouse Road, for the expansion of the children's area of the Library, Site Plan & maps prepared by Silver/Petrucelli + Associates subject to the following findings in compliance with Section 7.1.2:

- A. Proposed Use
The proposed use will be consistent with the purposes of these Regulations and will serve a community need or convenience.
- B. Site Location
The location of the site in relation to streets providing access to it, and the nature, scope, size and intensity of the buildings, structures, parking, uses and activities proposed will be in harmony with the appropriate and orderly development of the adjacent neighborhood and will not materially impair the natural environment of the nearby area or the community.
- C. Site Development
The location, nature, bulk and height of proposed improvements, buildings, structures, walls and fences, and the nature and extent of landscaping, screen planting and exterior illumination on the site, are all such that the use will not hinder or discourage the appropriate use and development of adjacent land and buildings nor impair their value.
- D. Neighborhood Impact
Activities and hours of operation of the proposed use will not result in excessive noise, fumes, dust or vehicular traffic in such manner as to disturb the peace and tranquility of nearby residents.
- E. Traffic Access
Streets and other rights of way serving the site shall be adequate in capacity, grade, alignment, width and visibility to safely accommodate all traffic destined for the site without congestion or unsafe conditions imposed on the neighborhood.

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PUBLIC HEARING:

Special Permit Application, SP-18-03 (continued):

- F. Parking
On-site parking appears to be adequate to accommodate the maximum parking need, and appears to be suitably screened with sufficient planting, walls or fences, or a combination thereof, with safely designed entrance and exit drives, as determined by the Commission.
- G. Services
Water supply, sewage treatment, waste management, stormwater control, convenient access for fire, police and emergency medical services, and all utilities, will be adequate for proposed uses.
- H. Building Conversions
In any case where it is proposed to convert a building or structure originally built or designed for other purposes, it is demonstrated that such building or structure can be safely adapted to the proposed use and will comply with all health and safety requirements of State and Town regulations. The proposed addition in place of the patio appears to be adequate.
- I. Environmental Protection
The proposed development and use will be compatible with protection of the Town's natural environment, including the quality of its surface and groundwater resources and the purity of public drinking water supplies.

The Chairman noted as part of the approval compliance with all the items noted for the record before, specifically the two letters from Marco Costantini, Licensed Architect, dated October 3, and October 31, 2018 and the revised Site Plan, Drawing C-1, Site Plan, Easton Public Library: Children's Area Expansion, 691 Morehouse Road, Easton, CT 06612, dated October 31, 2018 prepared by Silver/Petrucelli + Associates.

After a brief discussion, the motion was amended by Robert Maquat, seconded by Wallace Williams, to exclude item #3 of the Police Comments dated October 29, 2018 to P&Z Commission from Police Chief Timothy Shaw, as Item #3, is inconsistent with the original approval by Easton Inland/Wetlands. The vote was unanimous, 5-0, motion carried.

ADMINISTRATIVE AND OTHER MATTERS

- 1. Minutes of Special Meeting October 29, 2018 of the Easton Planning and Zoning Commission – Motion was made by Wallace Williams, seconded by Ross Ogden, to Approve the Special Meeting Minutes for the October 29, 2018 Easton Planning and Zoning Commission Meeting as presented. The vote was unanimous, 5-0, motion carried.
- 3. ZEO Report – none submitted.

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ITEMS FOR DISCUSSION AND/OR ACTION (continued):

1. Proposed draft update of the EASTON TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2018-2028

Commissioner Justin Giorlando presented to the Commission material he had researched regarding: Smart Growth Self-Assessment for Rural Communities | Smart Growth | US EPA. Justin Giorlando suggested that the Commission address these items at their planning meetings every quarter. He will send a link to the Secretary to forward to the entire Commission for their review.

At approximately 9:15 pm, there being no other business to be conducted, motion was made by Raymond Martin, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried


Margaret Anania, Recording Secretary