

REGULAR MEETING MINUTES JUNE 17, 2019  
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 7:10 pm.

Regular Members present: Robert Maquat, Wallace Williams, Raymond Martin and Ross Ogden and Justin Giorlando

Alternate Members present: Tom Maisano, Alison Sternberg and Walter Kowalczyk, who arrived at approximately 7:15pm.

For the record: Present was Land Use Director, John Hayes, and Edward Nagy, P.E., Director of Public Works and Town Engineer.

ITEMS FOR DISCUSSION AND/OR ACTION:

1. Consider adoption of proposed EASTON ZONING REGULATIONS and proposed Town of Easton Zoning Map, said map prepared for the Town by METROCOG. At the last meeting the Commission incorporated minor and typographical comments received by the Commission from the May 20, 2019 public hearing into the proposed Zoning Regulations. Also, the "Easton Center District" (Village District) was removed from the proposed Easton Zoning Regulations and the proposed Easton Zoning Map. Glenn Chalder, outside consultant from Planimetrics, reversed the position of the Section for Flood Plain, now Section 4100, with that of the Easton Center District which has been removed from the proposed Easton Zoning Regulations. Mr. Chalder also added the Flood Plain overlay to the Easton Zoning Map. After discussion, the Commission made three additional minor changes:

1. Page 33, Section 3620 5., (such as a shed, swing set, **underground propane tank, etc.) may be located not less than 20 feet from a side and/or rear lot line. . . .**
2. Page 28, Section 3410 5., **may be located not less than 40 feet from the property line . . . .**
3. Page 118, Section 8810 7., **a regularly scheduled or special Commission meeting.**

Motion was made by Raymond Martin, seconded by Wallace Williams, to approve the adoption of the last revised draft of the EASTON ZONING REGULATIONS and last revised Easton Zoning Map, said map prepared for the Town by METROCOG, as amended by comments received from the May 20, 2019 Public Hearing and further amended by the three minor changes noted above, and with an effective date of July 27, 2019. The vote was unanimous, 5-0, motion carried.

2. Request for release of subdivision bond for Deer Crossing Farm Subdivision - The Chairman noted a Bond Release Form signed by Edward Nagy 6-17-19, for the Deer Cross Farm Subdivision, owner of the property, Royal Wells. Edward Nagy noted that all the work was done. Motion was made by Chairman Robert Maquat, seconded by Raymond Martin, to release the remaining subdivision bond for the Deer Crossing Farm Subdivision in the amount of \$10,000 plus interest. The vote was unanimous, 5-0, motion carried.

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ITEMS FOR DISCUSSION AND/OR ACTION (continued):

4. Request for release of Subdivision bonds for Adirondack Estates, LLC and 17 Adirondack, LLC – The Chairman noted receipt of two items:
  1. Letter dated June 11, 2018 from Bruce E. Bombero Sr., P.E., L.S., Deputy Director of Public Works, Assist. Town Engineer, with picture of check dams attached, submitted by Town Engineer, Edward Nagy.
  2. Memo dated June 17, 2019 from Dori Wollen, Chair, Easton Conservation Commission, to Robert Maquat, Chair, Easton Planning and Zoning Commission.

Mr. Nagy stated that the check dams were not constructed per the design as they did not have the spillway weirs (notches) in and they did not taper the walls. Mr. Nagy stated Mr. Rosnick's contractor could install spillway weirs (notches). Sediment continues to wash into the Mill River. Mr. Nagy stated that Mr. Rosnick could have his engineer sanction the way the check dams were constructed in accordance with the approved plan.

Mr. Nagy noted that progress has been made on 17 Adirondack, LLC and the Common Driveway Plan & Profile As-built had been submitted and is being reviewed. Mr. Nagy is still waiting for signed and sealed lab reports.

3. Request for release of subdivision bond for Bento Subdivision, 71 North Park Ave. -  
The Chairman noted two items for the record:
  1. Subdivision Bond Release Form signed by Bruce E. Bombero, Deputy Director of Public Works, 6/17/19, releasing \$9,800 of the \$10,300 subdivision bond, plus interest.
  2. Letter dated June 17, 2019 from Bruce E. Bombero Sr., P.E., L.S., to Planning and Zoning Commission, recommending that the subdivision bond amount be reduced to \$500.00 to ensure that the two white pines that were replaced do not die.

Motion was made by Robert Maquat, seconded by Wallace Williams, to release an amount of \$9,800 plus interest of the subdivision bond. After a brief discussion the motion was modified by Robert Maquat, seconded by Wallace Williams, to reduce the subdivision bond to an amount of \$500.00 in accordance with the letter from Bruce E. Bombero. The vote was unanimous, 5-0, motion carried.

5. Request from Bruce E. Bombero Sr., P.E., L.S., Deputy Director of Public Works, Assistant Town Engineer, to call the Subdivision bond for Kirby Lane Assoc., aka Judd Road Assoc., LLC, Judd Road, for the Subdivision improvements to be completed. Mr. Nagy noted that two certified letters had been sent to Kirby Lane Assoc. aka Judd Road Assoc., LLC. and one was returned to sender and the other was refused. It was determined that there will be another attempt to contact the owner of the subdivision.

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ADMINISTRATIVE AND OTHER MATTERS:


3. Correspondences: The Chairman noted a series of e-mails from Christin Halloran to Margaret regarding the use of the Fairfield Citizen versus the CT Post to publish future notices; these e-mails will be forwarded to the Commission members. Commissioner Wallace Williams noted a survey received from the Commission on Aging; the secretary will scan in and send to the Commission members.

ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes of Special Meeting June 10, 2019 of the Easton Planning and Zoning Commission – Motion was made by Wallace Williams, seconded by Raymond Martin, to approve the Special Meeting Minutes for June 10, 2019 Easton Planning and Zoning Commission Meeting as presented. The vote was unanimous, 5-0, motion carried.

Minutes of Regular Meeting May 6, 2019 of the Easton Planning and Zoning Commission - Thomas Maisano was appointed to vote in place of Raymond Martin. Motion was made by Wallace Williams, seconded by Ross Ogden, to approve the Regular Meeting Minutes for the May 6, 2019 Easton Planning and Zoning Commission Meeting as presented. The vote was unanimous, 5-0, motion carried.

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

  
Margaret Anania, Recording Secretary