

PRELIMINARY MINUTES OF REGULAR MEETING JULY 14, 2014
PLANNING AND ZONING COMMISSION

Note: This draft, 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. APPROVED FINAL MINUTES will be filed in due course to replace this draft.

Chairman, Robert Maquat, called the meeting to order at approximately 7:08pm

Regular Members present: Robert Maquat, Wallace Williams, Steve Carlson,
and Robert DeVellis

Regular Members absent: Milan Spisek

Alternate Members present: Ross Ogden, Vincent Caprio and Raymond Martin (arrived at
7:12pm)

Town Officials present: Phillip A. Doremus, Zoning Enforcement Officer, Edward Nagy, Town
Engineer and Adam Dunsby, First Selectman

For the record: Alternate member Vincent Caprio was appointed to vote for Milan Spisek.

ADMINISTRATIVE MATTERS:

1. ZEO Report – Update on current enforcement issues. The Chairman noted a report dated 7/14/14 from P.A. Doremus, ZEO, regarding wood processing sites. The report addressed the following sites: 635 Stepney Road, 639 Stepney Road and 720 Westport Road. After a brief discussion the Commission determined that the ZEO should continue to go out and visit the sites and report back to the Commission regarding the activities that he observes.
- 4 Pending matters carried over from Commission meeting of June 30, 2014 (for discussion as required):
 - Subdivision Application 05-01, “Adirondack Estates”, Adirondack Trail – Request by Attorney Harold Rosnick to modify roadway intersection and basin spillway designs. Report anticipated from Town Engineer. The Chairman noted that the Town Engineer had met with Harold Rosnick out at the site and that they seemed to be making progress.
 - Aspetuck Land Trust: status of parking plans for ALT preserves off Freeborn and Wells Hill Roads. The Chairman gave the Commission and public an update on this matter and stated that it was his understanding that the proposed parking area off Freeborn Road was on hold until the ALT can develop the parking on the Wells Hill Road site for additional parking.
2. Correspondence: The chairman noted e-mails received from Rick Muir on July 11 and July 14, 2014 regarding parking at Trout Brook Valley.

The Chairman noted a letter dated July 14, 2014 from the Chief of Police, James Candee, regarding the Aspetuck Land Trust Driveway Entrance to Proposed Parking Area off Freeborn Road.

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PLANNING MEETING:

As provided in the Commission's official meeting calendar for 2014, four meetings are reserved for discussion of planning issues. This meeting, July 14, is the third PLANNING MEETING of 2014 and marks the commencement of our two-year program to update the 2006 Town Plan of Conservation and Development for completion in 2016. The following items were discussed.

- 1) Master Plan for Town's 127-acre public school/recreation/conservation tract on Morehouse Road. Plan map provides for 3 phases of long-range development. A report will be drafted following policy decisions. Schedule future public hearing.
 - a) The existing septic system which expires in 2015 - The Land Use Director stated that he was informed by John Broadbin that this facility could be expanded. The Chairman requested that we get something in writing from the Department of Health.
 - b) The proposed solar panels - The LUD noted that these solar panels are proposed to be on the roof and 1/2 of the field area to the west of the school. The LUD stated that it is estimated that these proposed panels would have the capacity to cover the electricity needs of all six or more municipal buildings plus others (HKMS, SSES, "old" SSES, Library, Town Hall, Public Works and others)
 - c) The LUD distributed a preliminary draft report dated July 14, 2014 entitled "Easton Planning and Zoning Commission, MOREHOUSE RIDGE CIVIC PARK". He also presented a colored sketch plan map which provides for the 3 phases of long-range development. Discussion was held about the items listed under each phase and whether some of these items could be moved from one phase to another. The items listed for each phase should also be reviewed by the Park and Recreation Commission.

John Broadbin should come to our next meeting, July 28, 2014.

- 2) Zoning Regulations comprehensive update. The LUD had distributed a proposed amendment "Draft Syllabus For Proposed Amendments". Proposed revision will retain all essential provisions, add new sections, reorganize format for greater clarity, add a Zoning Map. The Commission will discuss this next meeting. Draft of a proposed new section establishing standards for Site Plans was distributed to the Commission. This item will also be discussed next meeting to give Commission members time to make changes such as stating the requisite number of copies necessary for an application and whether applications should be submitted in digital form etc. After input from the Commission, Town Council will review.
- 3) Town Plan of Conservation and Development 2016. A two-year program must begin now to update our 2006 Town Plan to meet State-mandated ten-year update. The Commission must discuss priorities and procedures. A copy of the 2006 Plan's Summary (Chapter 11) was distributed to the Commission. This item will be reviewed thoroughly by Commission members to see what areas should change and will be discussed next meeting. It was noted that there needs to be a list of group compiled to help guide the Commission; these groups will be invited to future Commission meetings.

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ADMINISTRATIVE MATTERS (continued):

4. Minutes: 12/09/13, 3/24/14, 4/7/14 and 4/21/14.

Minutes for 12/09/13: Motion was made by Steve Carlson, seconded by Robert DeVellis, to approve the minutes for 12/09/13 as amended. Voting on these minutes was also Chairman, Robert Maquat, who was present at that meeting. The vote was unanimous, 3-0, motion carried.

Minutes for 3/24/14: Motion was made by Wallace Williams, seconded by Steve Carlson, to approve the minutes for 3/24/14 as amended. The vote was unanimous, 5-0, motion carried.

Minutes for 4/07/14: Motion was made Steve Carlson, seconded by Robert DeVellis, to approve the minutes for 4/07/14 as amended. The vote was unanimous, 5-0, motion carried.

Minutes for 4/21/14: Motion was made Vincent Caprio, seconded by Robert DeVellis, to approve the minutes for 4/21/14 as amended. The vote was unanimous, 5-0, motion carried.

At approximately 9:00PM, motion was made by Steve Carlson, seconded by Vincent Caprio, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary

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