

PRELIMINARY MINUTES OF PLANNING MEETING
APRIL 22, 2013 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 7:15pm
Regular Members present: Robert Maquat, Milan Spisek, Robert DeVellis & Wallace Williams
Regular Members absent: Steve Carlson
Alternate Members present: Raymond Martin and Ross Ogden
Town Officials present: John Hayes, Land Use Director
For the record: Ross Ogden was appointed to vote for Robert DeVellis until he arrived at 7:45pm.

Planning Meeting Carryover Items:

1.) Old Staples School

The Land Use Director, John Hayes, presented a plan for future allocation and development of parking spaces on site in anticipation of submitting a report to the Board of Selectmen and distributed a report dated April 22, 2013 regarding the allocation of spaces among the current tenants. Several minor amendments to the plan to improve safety and circulation were proposed and will be incorporated in the final plan.

It was noted that the parking for the Easton Country Day School would be an integral part of this plan and that the Commission needs the updated information on staff and enrollment in the application for special permit. It was noted that Rick Smith had stated in an e-mail that he had contacted professional engineer Ron Ochman to supply the amended site plan for the special permit.

2.) Wireless Telecommunication Facilities Study

The chairman noted that representatives of several agencies and organizations potentially concerned with wireless coverage in Easton attended the last meeting to provide oral comment or have sent written comments.

A preliminary report and recommendations by the Wireless Telecommunication Subcommittee and John Hayes was presented by Mr. Hayes.

Present at the meeting was Christopher Gelinas of Message Center Management, Inc., who spoke about various considerations for improved wireless coverage in Easton. Mr. Gelinas was asked about responsibility for removal of abandoned wireless telecommunication facilities, and also about the use of equipment shelters. The need for generators and their fuel source was discussed. Mr. Gelinas stated that very large propane tanks would be needed to power generators in the watershed unless natural gas is available. It was agreed that available gas and electric service should be additional items to be considered in the Site Selection Matrix.

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2.) Wireless Telecommunication Facilities Study (continued)

The Subcommittee will meet again to draft a final report to the Board of Selectmen.

3.) Farming Issues Under Consideration


The Chairman discussed a document entitled Planning For Agriculture – A Guide For Connecticut Municipalities, 2012 edition, A Publication of American Farmland Trust and Connecticut Conference of Municipalities.

Easton citizen, Peter Pisaretz, of Westport Road stated that he has a client who is interested in purchasing a piece of property in Easton for a winery.

Discussion followed on the regulations of other Towns as well as on State requirements for wineries. The issue of on-site versus off-site bottling of wine was discussed. Further discussion focused on special public events which might be held at a winery.

The Subcommittee on Agriculture will continue to update the Commission.

At approximately 8:45pm motion was made by Robert DeVellis, seconded by Milan Spisek, to adjourn the meeting. The vote to adjourn was unanimous, none opposed


Margaret Anania, Recording Secretary

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