

PRELIMINARY MINUTES OF SPECIAL MEETING
MAY 29, 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 approximately 7:45pm
Regular Members present: Robert Maquat, Steve Carlson, Wallace Williams & Robert DeVellis.
Regular Member absent: Milan Spisek
Alternate Members present: Ray Martin and Ross Ogden
Town Officials present: John Hayes, Land Use Director
For the record: Raymond Martin arrived at 7:50pm.

CONTINUED PUBLIC HEARINGS

1. Amend Section 7.12 of the Easton Zoning Regulations, SPECIAL EXCEPTION FOR PRE-EXISTING FARM AND FOREST ACTIVITIES, subsection 7.12.2 concerning processing and sale of forest and tree products. The amendment would authorize the residency requirement of this section to be met by a corporation, partnership, LLC or other entity and allow sale of colored mulch, chips or similar materials provided coloring agents are not produced on the site. **The Chairman stated that this public hearing would not be continued as the application was withdrawn by the applicant.**

The Chairman opened the continued public hearing for the following application:

2. Amend Article 3, Section 3.1 Districts, to create a new District and a new Section 3.1.3, TOWN GREEN CENTER; Amend Article 4 of the Regulations to add a new Section 4.4, USES PERMITTED BY SPECIAL PERMIT IN THE TOWN GREEN CENTER (TGC) which lists the specific uses permitted within the TGC District subject to special permit; Amend Article 5 of the Regulations to define permissible lot area, lot shape, road frontage and signs within the TGC District; Amend Article 7 of the Regulations to specify the unique conditions governing the issuance of a special permit for a new use in the TGC District. **At the public hearing of May 13, 2013 the boundaries of the proposed Town Green Center were amended by the applicant and the proposed district was reduced to include those properties located at 438, 439, 440, 444, 448 and 450 Sport Hill Road.**

The Chairman stated that if Attorney Joel Green was agreeable, the Chairman was going to first note the correspondences received for the record. There was no objection by Attorney Green.

The following correspondences were noted for the record:

1. E-mail from William Kupinse dated May 29, 2013 with a three page letter attached and a two page letter attached dated May 17, 2013.
2. Letter from Janet P. Gordon, 28 Delaware Road dated May 28, 2013.
3. Letter dated May 25, 2013 from Grace McPadden, 27 Old Oak Road dated May 25, 2013.
4. Letter received May 29, 2013 from Jean Bradley, 234 Bibbins Road.

PRELIMINARY MINUTES OF SPECIAL MEETING
MAY 29, 2013 PLANNING AND ZONING COMMISSION

PUBLIC HEARING to Amend Article 3, Section 3.1 Districts, to create a new District
(continued)

5. Letter dated May 24, 2013 from Barbara Broderick, 11 Sport Hill Parkway.
6. Letter received May 19, 2013 from Linda and Tom Dollard, 25 Old Oak Road.
7. Letter dated May 24, 2013 from Ida Tasi, 70 Weathervane Drive.
8. Letter dated May 24, 2013 from Lisa Tasi, 70 Weathervane Drive.
9. Letter dated May 24, 2013 from A. Reynolds Gordon, 28 Delaware Road.
10. Letter dated May 23, 2013 from John Bromer, 325 Silver Hill Road.
11. Letter dated May 28, 2013 from Virginia and F. Brainerd McGuire, 205 Judd Road.
12. Letter received May 29, 2013 from Dan Magner Jr.
13. Memo dated May 28, 2013 from Kathleen Magner, 55 Sanford Drive.
14. E-mail dated May 24, 2013 from Abbey LePage, 18 Cold Spring Road
15. E-mail dated May 28, 2013 from Al and Roberta Bodnar, Morningside Road.
16. E-mail dated May 24, 2013 from Anna Kochan.
17. E-mail dated May 29, 2013 from James Bruno, 219 North Park Avenue.
18. E-mail dated May 28, 2013 from Audrey Webbe, 401 Sport Hill Road.
19. E-mail dated May 27, 2013 from Barbara George, 100 Old Stonewall Road.
20. E-mail dated May 29, 2013 from Cara Forgione.
21. E-mail dated May 29, 2013 from Carrie Colangelo.
22. E-mail dated May 28, 2013 from Christel Kiefer, 22 Mohawk Drive.
23. E-mail dated May 27, 2013 from Christopher Michos, 8 Princess Pine Lane.
24. E-mail dated May 24, 2013 from David Katz, 5 Lantern Hill Road.
25. E-mail dated May 28, 2013 from David Williams, 140 Buck Hill Road.
26. E-mail dated May 28, 2013 from Davis Owen, 18 Old Oak Road.
27. E-mail dated May 29, 2013 from Dolly Curtis, 35 Flat Rock Road.
28. E-mail dated May 29, 2013 from Donna Hart, 105 Bayberry Lane.
29. E-mail dated May 23, 2013 from Doreen Collins, 3 Brianna Lane.
30. E-mail dated May 28, 2013 from Easton Senior CTR, Kay Oestreicher, 245 N. Park Avenue.
31. E-mail dated May 27, 2013 from Ellen Pease, 26 Crescent Drive.
32. E-mail dated May 26, 2013 from Ellie Susmeyer, 45 Sunny Ridge Road.
33. E-mail dated May 29, 2013 from Eric Beltz.
34. E-mail dated May 29, 2013 from Lawrence A. Fox and Marilyn L. Fox, 65 Asmara Way.
35. E-mail dated May 28, 2013 from Cynthia Gable, 21 Sunny Ridge Road.
36. E-mail dated May 24, 2013 from Constance Benson, 34 Pond Road.
37. E-mail dated May 25, 2013 from Chris and Rachel Keneally, Silver Hill Road
38. E-mail dated May 24, 2013 from Jim Bromer.
39. E-mail dated May 28, 2013 from Joseph Boffa, 296 Sport Hill Road.
40. E-mail dated May 29, 2013 from Letitia Carter, 74 Freeborn Road.
41. E-mail dated May 26, 2013 from Edward and Millicent Leuba, 910 Sport Hill Road.
42. E-mail dated May 26, 2013 from Lindsey Susmeyer, 45 Sunny Ridge Road.
43. E-mail dated May 24, 2013 from Charles & Marjorie Seibold, 66 Sunny Ridge Road.
44. E-mail dated May 29, 2013 from Martin Levine, 226 Redding Road.

PRELIMINARY MINUTES OF SPECIAL MEETING
MAY 29, 2013 PLANNING AND ZONING COMMISSION

PUBLIC HEARING to Amend Article 3, Section 3.1 Districts, to create a new District
(continued)

45. E-mail dated May 25, 2013 from Michael McNeil.
46. E-mail dated May 28, 2013 from Phillip Essenhig, 70 Maple Road.
47. E-mail dated May 26, 2013 from Janice Rathbone, 61 Pond Road.
48. E-mail dated May 28, 2013 from Richard Webb, 401 Sport Hill Road.
49. E-mail dated May 26, 2013 from Robert and Marcia Nishball, 100 East Common Road.
50. E-mail dated May 27, 2013 from Sean Jackson, Burroughs Road.
51. E-mail dated May 25, 2013 from Slavica Prevelige, 20 Skyline Drive.
52. E-mail dated May 26, 2013 from Joe Susmeyer, 45 Sunny Ridge Road.
53. E-mail dated May 29, 2013 from Tom Carter, 74 Freeborn Road.
54. E-mail dated May 28, 2013 from Walter Fowski, 104 Vista Drive.
55. E-mail dated May 28, 2013 from Nancy Fowski, 104 Vista Drive.
56. E-mail dated May 26, 2013 from William Gratz, 219 North Park Avenue.
57. E-mail dated May 29, 2013 from John Checca, 30 Burroughs Road.
58. E-mail dated May 23, 2013 from Mike Bromer, 325 Silver Hill Road.
59. E-mail dated May 22, 2013 from Linda and Tom Dollard.
60. E-mail dated May 22, 2013 from Linda Dollard, 25 Old Oak Road, Easton, CT
61. E-mail dated May 20, 2013 from Princie Falkenhagen with attached comments, 3 pages.
62. E-mail dated May 21, 2013 from Sherri Vinton, 194 Morehouse Road.
63. E-mail dated May 20, 2013 from Edith Hersher, 212 Beers Road.
64. E-mail dated May 20, 2013 from Alfred and Cecilia Fressola, 40 Todds Way.
65. Letter dated May 20, 2013 from Janet and Dick Hoyt, Center Road.
66. E-mail dated May 20, 2013 from James Prosek, 65 Kachele Street.
67. E-mail dated May 18, 2013 from Adrienne Jane Burke, 291 North Park Avenue.
68. E-mail dated May 18, 2013 from Leslie.
69. Letter dated May 15, 2013 from Dan Magner.
70. E-mail dated May 16, 2013 from Gail Bromer, 325 Silver Hill Road.
71. E-mail dated May 16, 2013 from Judy and Dick Richardson, 32 Bibbins Road.
72. E-mail dated May 16, 2013 from Bruce LePage, 18 Cold Spring Road.
73. Letter dated May 14, 2013 from Lea Sylvestro, 324 Beers Road.
74. Letter dated May 14, 2013 from Grant & Margaret Monsarrat, 370 N. Park Avenue.
75. E-mail dated May 15, 2013 from Bill Sylvia, 36 Silver Hill Road.
76. E-mail dated May 14, 2013 from Lori Cochran, Morehouse Road.
77. E-mail dated May 14, 2013 from Dori Wollen with attached comments, 2 pages.
78. Letter received May 14, 2013 from Everett Raymond and Peggy Kinstler.
79. E-mail dated May 14, 2013 from Nate Dougall, 550 Morehouse Road.
80. E-mail dated May 14, 2013 from Walter & Nancy Fowski.
81. E-mail dated May 15, 2013 from Bill Sylvia, 36 Silver Hill Road.
82. E-mail dated May 14, 2013 from Elaine O'Keefe, 21 Bohus Lane.
83. Letter dated May 12, 2013 from Edward and Millicent Leuba, 910 Sport Hill Road.
84. Letter dated May 13, 2013 from Laurel Fedor, 4 Maple Road.

PRELIMINARY MINUTES OF SPECIAL MEETING
MAY 29, 2013 PLANNING AND ZONING COMMISSION

PUBLIC HEARING to Amend Article 3, Section 3.1 Districts, to create a new District
(continued)

85. E-mail dated May 13, 2013 from Martha Alward, Marsh Road.
86. E-mail dated May 13, 2013 from David Smith, 48 Woodland Drive.
87. E-mail dated May 13, 2013 from Lisa Norat.
88. E-mail dated May 11, 2013 from Patti Rosenberg, 180 Wilson Road.
89. E-mail dated May 10, 2013 from Sue Smith.
90. E-mail dated May 10, 2013 from Jim Riling, 265 North Park Ave with 1 page letter attached..
91. E-mail dated May 13, 2013 from Nicole Deering, 185 Center Road.
92. E-mail dated May 10, 2013 from Monica Chioffi, 20 Grace View Drive.
93. E-mail dated May 10, 2013 from Claudia Krzewicki, Easton Resident.
94. E-mail dated May 10, 2013 from James Prosek.
95. E-mail dated May 20, 2013 from Lori Delise, 35 Ridgeway Road.
96. Letter dated May 9, 2013 from Leonard S. Paoletta, 19 Old Sport Hill Road, 2 pages.
97. E-mail dated May 8, 2013 from Giuliano & Mohani Salvatore, 111 Tersana Drive.
98. E-mail dated May 8, 2013 from Tim Brady, 53 Center Road, 2 pages.
99. E-mail dated May 8, 2013 from Bonnie Slyn, 70 Asmara Way.
100. E-mail dated May 8, 2013 from Alex Wren, 117 Ferndale Drive.
101. E-mail dated May 10, 2013 from Sharon A. Cregeen, Esq.
102. E-mail dated May 8, 2013 from Dave McDonald, 9 Sunset Road.
103. Letter dated April / 2013 from Abraham Goldbloom, 19 Weathervane Drive.
104. Letter dated May 3, 2013 from Lilla P. Dean, Chairman, Planning and Zoning Commission, Town of Newtown.
105. E-mail dated May 7, 2013 from Donna Stone for Dr. Floyd Lapp, FAICP, Executive Director, South Western Regional Planning Agency regarding referral.
106. Memo dated May 8, 2013 from Roy Gosse, Chairman, Inland Wetlands Commission, Town of Easton.

The Chairman opened the public hearing to the public.

The following people spoke (see attached list).

PRELIMINARY MINUTES OF SPECIAL MEETING
MAY 29, 2013 PLANNING AND ZONING COMMISSION

PUBLIC HEARING to Amend Article 3, Section 3.1 Districts, to create a new District
(continued)

Public Hearing for Proposed Amendments to the Easton Zoning Regulations
To Create A Town Green Center

<u>Name</u>	<u>Address</u>
Jack Johnston	375 Center Road
Frank Maltese	12 Ground Pine Lane
Lou Figliuzze	22 April Drive
Simi Jain	5 Southfield Road
Kevin Barlow	24 Morningside Road
Leonard Paoletta	19 Old Sport Hill Road
Annette Shawah	72 Marsh Road
Jean Clift	77 Norton Road (she did not speak)
George Clift	77 Norton Road
Gary and Judy Lambert	1007 Sport Hill Road (only Gary spoke)
Tom Dollard	25 Old Oak Road (will speak later, spoke at last hearing)
Neal Jane	5 Southfield Road
Bruce LePage	18 Cold Spring Road
Mark Bisson	21 Bohus Lane
Elaine O'Keefe	21 Bohus Lane
Dick Webb	401 Sport Hill Road
Richard Paukner	349 Silver Hill Road
John Mironda	124 Knapp Street
Paula Barker	246 Morehouse Road
Jonathan Smith	394 Sport Hill Road
Bert Webbe	260 Maple Road
Beverlee Dacey	257 Redding Road
Alan Goldbecker	32 Sport Hill Parkway
Bill Lane	3 Sweetbriar Trail
Tom Dollard	25 Old Oak Road
Dolly Curtis	35 Flat Rock Road
Richard Shock	159 Everett Road
Katie Lisi	24 Marsh Road
Liz Maiorano	18 Fair Oak Drive
Andy Kachele	85 Kachele Street

PRELIMINARY MINUTES OF SPECIAL MEETING
MAY 29, 2013 PLANNING AND ZONING COMMISSION

PUBLIC HEARING to Amend Article 3, Section 3.1 Districts, to create a new District
(continued)

Attorney Joel Green spoke briefly and submitted two new documents. Attorney Green stated he will be submitting a petition at the next hearing and will make his conclusion statement then.

The chairman took note of the following items:

1. Page 91 of the Town Plan of Conservation and Development.
2. Memo dated May 29, 2013 from Joel Z Green, The Law Offices of Green & Gross, P.C. to Planning & Zoning Commission of the Town of Easton.

The chairman also signed a small architectural rendering of the exhibit used at the last public hearing and referred to again at this public hearing (Proposed Wilfred Tressler Architectural Design).

The Commission questioned whether all the owners of property within the Town Green Center were noticed regarding their involvement in this Center.

Attorney Green responded that there was no statutory requirement to notify the owners of the Town Green Center. He also stated that this text amendment would not set a precedence and read his Conclusion from his memo dated May 29, 2013.

Mr. Hayes raised several planning issues regarding the Town Green Center as to parking, water supply, sewage system, landscaping and traffic calming.

The Commission questioned whether the proposed amendment contained enough specific information about how this district would be developed.

The Chairman requested that Attorney Green supply the Commission with development standards for the Town Green Center.

Attorney Green agreed to supply the Commission with development standards for the Town Green Center at the next meeting.

The Chairman recessed the public hearing to Monday, June 10, 2013 at 7:30pm at the Helen Keller Middle School Cafetorium, 360 Sport Hill Road.

At approximately 10:20pm motion was made by Steve Carlson, seconded by Wallace Williams, to adjourn the meeting. The vote to adjourn was unanimous, 4 in favor, none opposed

Margaret Anania
Margaret Anania, Recording Secretary

2013 JUN -4 P 12:05
John Smith
EASTON TOWN CLERK ASST
6