

PRELIMINARY MINUTES OF REGULAR MEETING
JUNE 10, 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 7:25pm
Regular Members present: Robert Maquat, Steve Carlson, Wallace Williams & Robert DeVellis.
Regular Members absent: Milan Spisek
Alternate Members present: Ray Martin and Ross Ogden
Town Officials present: John Hayes, Land Use Director
For the record: Raymond Martin was appointed to vote for Milan Spisek and Ross Ogden was appointed to vote for Robert DeVellis until he arrived.

PENDING ISSUES (For Discussion and/or Resolution)

1. Christ's Episcopal Church, 59 Church Road. Request to construct storage building; determine map and special permit requirement. Church member Jack Johnston was present. The Commission discussed two maps submitted by the Christ's Church:
 1. Map depicting Church, Rectory, Garage, Parking, Driveway and location of propose storage building for Parish of Christ's Church.
 2. Map #40 on the Easton Land Records entitled "Map of Property Of The Parish Of Christ's Church, Easton, Conn., dated March 3, 1953.

Church member Jack Johnston indicated that the storage shed would be temporary in nature with no foundation, just set on blocks and would comply with the required setbacks and that for safety the structure would be set back off the driveway.

The Land Use Director, John Hayes, stated that from a zoning perspective the application was within the Commission's purview to grant noting that the special permit was not a requirement at the time the Christ's Church was started and that this structure was an accessory structure.

Motion was made by Robert Maquat, seconded by Steve Carlson, to accept the application and find that it is within the scope of this Commission to allow as it complies with the Zoning Regulations and its approval is subject to a more accurate overlay map being provided to the satisfaction of the Land Use Director. Voting were Ross Ogden for Bob DeVellis and Raymond Martin for Milan Spisek. The motion was amended by Robert Maquat to include that this permit would only be granted for a period of five years. The motion was seconded by Steve Carlson. The vote was 4-0, vote unanimous, motion carried.

Wallace Williams arrived during the discussion of this item at approximately at 7:10pm and did not vote. Robert DeVellis arrived shortly thereafter at 7:12pm and also did not vote.

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PENDING ISSUES (For Discussion and/or Resolution) continued

2. Subdivision Application 08-03, Laura Prizio, 2 Morehouse Road (approved 8/13, Record Map #1747). Request to revise plan for Lot #2. The Chairman noted the plan received.

The Land Use Director stated that the owner/applicant was requesting to revise the plan for Lot #2, specifically changing the driveway access from Easton to Easton/Fairfield and stated he had spoken with Assistant Planning Director James Wendt and would be receiving comments from Fairfield shortly.

The Commission determined that they would discuss this item once comments had been received from the Town of Fairfield.

3. Easton Village Store, 440 Sport Hill Road. Consider amended plan for exterior lighting. The Land Use Director updated the Commission on the progress of reducing the off-site glare of the exterior lighting for the Easton Village Store. Mr. Hayes noted two e-mails received from Doug Novak regarding lighting. The Commission determined that the Easton Village Store will need to submit a plan to reduce the off-site glare caused by the lighting.

ADMINISTRATIVE MATTERS:

2. Request for extension of time to complete the Subdivision Improvements for the Subdivision Application 08-01, Subdivision Plan Prepared for Frank A. Minardi, 53 Ridgeway Road. (Expires June 18, 2013). The Chairman noted the following items:
 - a. Letter to the Commission requesting an extension of time to complete Subdivision Improvements for the Minardi Subdivision from Kathy Minardi, received May 29, 2013.
 - b. Letter dated May 29, 2013 from Jason Edwards, LS., J. Edwards Associates, LLC stating the bond posted for subdivision improvements for the Minardi Subdivision on Ridgeway is more than adequate.
 - c. E-mail from Edward Nagy, Town Engineer, dated June 3, 2013, re: Minardi Subdivision on Ridgeway stating he has no objection to the bond extension request.

Motion was made by Robert Maquat, seconded by Steve Carlson to grant the request for extension of time to complete the subdivision improvements for the Subdivision Application 08-01, Subdivision Plan Prepared for Frank A. Minardi, 53 Ridgeway Road, for a period of one year. The extended completion period will expire on June 18, 2014 which is five years from the original filing of the subdivision plan June 18, 2009 in the Easton Land Records, and specified that the applicant must file the approval letter in the Easton Town Land Records in order for this extension of time to become effective. The vote was unanimous, 5-0, motion carried.

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ADMINISTRATIVE MATTERS (continued)

3. Receipt of Special Permit, SP-13-03, Adam and Catherine Dunsby, 65 Redding Road, installation of generator, set 2 feet above 100yr. flood elevation within the flood way. The Land Use Director stated the application was substantially complete to schedule for public hearing. The Commission determined that they would schedule the public hearing for the July 8, 2013 Planning and Zoning Meeting to be held at the Easton Town Hall Conference Room A, at the start of the Planning Meeting at 7:00PM.

At approximately 7:30pm the Chairman made a motion, seconded by Steve Carlson, to take a five minute recess before the start of the public hearing. The vote was unanimous, 5-0, motion carried.

PUBLIC HEARING was opened at approximately 7:35PM by Chairman Robert Maquat. 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 applicant was asked to supply development standards for the proposed Town Green Center.

Present at the meeting was Attorney Ira Bloom on behalf of the Town of Easton. Attorney Bloom stated that the Commission needs to do two things when making a decision on these proposed amendments:

1. Determine whether the proposed amendments to the Easton Zoning Regulations have been submitted in accordance with the Comprehensive Plan for the Town of Easton, whether the proposed amendments comply with the scheme of development for the Town in terms of the existing Zoning Regulations and the Zoning Map.
2. The Commission must consider the Town Plan of Conservation and Development, the legislative document prepared by the Easton Planning and Zoning Commission.

Attorney Bloom stated that it would be helpful to have the Land Use Director, John Hayes, prepare a memo for the Commission regarding these two things before the continuance of the public hearing to the next meeting. The Commission determined that that would be helpful to them and it was decided that the memo would be ready the Thursday before the meeting so the Commission has a chance to review it and ask questions at the next meeting of the public hearing.

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PUBLIC HEARING (continued)

Attorney Joel Green, representing the applicant, submitted a memorandum to the Planning & Zoning Commission of the Town of Easton dated June 10, 2013 Re: Proposed Amendments to the Easton Zoning Regulations for the Creation of a Town Green Center which the Chairman duly noted for the record. Attorney Green discussed his memo and asked that his client, the applicant, Frank Lisi, be able to speak last after public comment.

The following people spoke:

<u>Name</u>	<u>Address</u>
Bill Kupinse	5 Stones Throw
Kathleen Magner	55 Sanford Drive
Robert Webbe	(no address listed; withdrew his request to speak when called.)

The applicant Frank Lisi spoke and submitted a large packet of materials which he referred to and read from during his discussion.

Chairman Robert Maquat took note of the items in this large packet of materials:

1. Eight page hand-written document received and marked Public Hearing 6/10/13.
2. One page document entitled "PLANNING PRINCIPLES, To Guide The Future Development of Village Centers in the Town of Easton, Connecticut, DRAFT, 8/4/10.
3. 11" x 17" document entitled "SGL Timeline" with two pages of pictures, four on each page, received and marked Public Hearing 6/10/13
4. Letter dated July 20, 2003 to Mr. Frank Lisi from Peter G. Neary, President, Easton Volunteer Fire Co. No. 1 Inc., Re: 444-450 Sport Hill Road.
5. Letter dated June 28, 2010 to Frank Lisi from Larry Edwards, P.E. Re: Septic System Capacity.
6. Thirteen page hand-written document received and marked Public Hearing 6/10/13.
7. Letter dated April 13, 1995 to Mr. Johan VanAchtenberg Re: Special Permit application #95-02, Easton Farmer's Market Association located at 450 Sport Hill Road.
8. Flyer from Citizens for Easton received and marked Public Hearing 6/10/13.
9. Assessor's Card for 450 Sport Hill Road, stating 20% of family dwelling is commercial, received and marked Public Hearing 6/10/13.
10. Coy of Adopted Amendment to Easton Zoning Regulations regarding Section 8.2 CONTINUANCE OF NON-CONFORMITIES, with hand-written notes on it, received and marked Public Hearing 6/10/13.
11. Lengthy document entitled "History" prepared by David Silverglade consisting of a title page, two pages of pictures and 34 pages of text, received and marked Public Hearing 6/10/13.
12. Four page item consisting of color pictures on each page with text, first page being entitled "444-450 Sport Hill Road, received and marked Public Hearing 6/10/13.

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PUBLIC HEARING (continued)

The Chairman noted the following items for the record:

1. E-mail dated June 10, 2013 from Michael McNiel, Jill Young, Halley Young, 448 Morehouse Road.
2. E-mail dated June 10, 2013 from Nate Dougall, 550 Morehouse Road.
3. Letter received June 3, 2013 from Florence Andras, 258 Adams Road.
4. Letter received June 3, 2013 from Patricia M. Kupinse, 5 Stones Throw Road.
5. E-mail dated June 1, 2013 from Dolly Curtis, 35 Flat Rock Road.
6. E-mail dated May 31, 2013 from Gerry and Chris Wegener, 40 Tersana Drive.
7. E-mail dated May 30, 2013 from Bill and Beth Lane, 3 Sweetbrier Trail.
8. E-mail dated May 30, 2013 from Pamela Huebner, 567 Sport Hill Road.
9. E-mail dated May 29, 2013 from Sandra and William Bouton, 735 Stepney Road.
10. Hand-written note to Citizens for Easton dated 5/28/12 from Barbara and Ted Westerman, 38 Palmer Place.

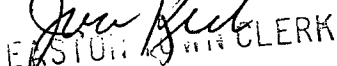
The public hearing was recessed to Monday, June 24, 2013 at 7:30pm at the Helen Keller Middle School Cafetorium, 360 Sport Hill Road.

At approximately 8:45pm motion was made by Steve Carlson, seconded by Raymond Martin, to adjourn the meeting. The vote to adjourn was unanimous, 5 in favor, none opposed


Margaret Anania, Recording Secretary

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