

PRELIMINARY MINUTES OF PLANNING MEETING  
JULY 8, 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 7:30pm  
Regular Members present: Robert Maquat, Steve Carlson, Wallace Williams, Milan Spisek and Robert DeVellis.  
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.

PUBLIC HEARING: 7:00PM

**Special Permit Application, SP-13-03, for Adam and Catherine Dunsby, 65 Redding Road,** requesting the installation of a generator within the floodway as shown on a plan entitled "MAP SHOWING PROPOSED GENERATOR PREPARED FOR ADAM AND CATHERINE DUNSBY, 65 REDDING ROAD, EASTON, CT, MAY 23, 2013. The Chairman opened the public hearing at approximately 7:00PM. Present at the meeting was owner, Adam Dunsby and his engineer Ronald Ochman, P.E. who submitted an amended site plan which he discussed with the Commission which showed the elevation of the proposed generator and the trenching to attach the proposed generator to the existing underground propane tank. Mr. Ochman also submitted a letter dated May 24, 2013 to Mr. Edward Nagy, Town Engineer from himself indicating the generator would be set on 4 posts with a surface area of 6.2 square feet and that there would be a negligible rise in flood elevation of 0.00163%.

The Chairman noted the following items for the record:

1. "Map Showing Proposed Generator For Adam & Catherine Dunsby, 65 Redding Road, Easton, CT, May 23, 2013", revised July 8, 2013.
2. Memo dated July 5, 2013 from Roy Gosse, Chairman, Conservation Commission, acting as the Inland Wetlands Commission.
3. E-mail dated June 19, 2013 from Diane S. Ifkovic, State NFIP Coordinator / Environmental Analyst III, Connecticut Department of Energy and Environmental Protection, Bureau of Water Protection & Land Reuse Inland Water Resources Division, Flood Management Program.
4. Letter dated May 24, 2013 to Mr. Edward Nagy, Town Engineer from Ronald J. Ochman, P.E.
5. Application for Determination of Wetland Impact with response dated June 19, 2013 from Roy Gosse, Chairman, indicating no Inland Wetlands permit is required.

Adam Dunsby stated that he needed the generator because during one of the storms he had been without electricity for approximately one to two weeks. No one from the public spoke for or against the application. The Chairman closed the public hearing.

PRELIMINARY MINUTES OF PLANNING MEETING  
JULY 8, 2013 PLANNING AND ZONING COMMISSION

Special Permit Application, SP-13-03 (continued)

Motion was made by Chairman, Robert Maquat, seconded by Steve Carlson to approve Special Permit Application SP-13-03 requesting the installation of a generator within the floodway as shown on a plan entitled "Map Showing Proposed Generator For Adam & Catherine Dunsby, 65 Redding Road, Easton, CT, May 23, 2013", revised July 8, 2013, and in recognition of the documents made part of the public hearing record.

The Land Use Director, John Hayes, reminded the Commission that in accordance with Section 7.3 of the Easton Zoning Regulations, there were a number of findings the Commission must make when granting a special permit application.

The motion was modified by Robert Maquat, seconded by Steve Carlson, to include the following findings of the Commission:

- A. The proposed use will serve a community need or convenience, noting the convenience.
- B. The location and scope of the use and the nature and intensity of the operations involve in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to street providing access to it, are such that it will be in harmony with the appropriate and orderly development of the neighborhood in which it is located.
- C. The location, nature and height of all improvements.... will not hinder or discourage the appropriate use and development of adjacent land and building or impair the value thereof.
- D. Operations in connection with any such special permit use will not be more objectionable to nearby properties by reason of noise, fumes, vibrations, or other characteristics than would be the operation of any permitted use not requiring a special permit wan will not impose an undue burden on Town facilities.
- E. The parking area will be of sufficient size for the proposed use.... No conflict.
- F. Unless the facility is served by public water supply and municipal sanitary sewer, the source of water supply and the sewage disposal system are sufficient for the proposed use... It was noted that this condition does not apply but is not in conflict.
- G. In cases where it is proposed to convert a building or structure.... It was noted that this was not in conflict and meets the regulations.

The vote was unanimous, 5-0, motion carried.

Commissioner Milan Spisek arrived at approximately 7:30pm.

PRELIMINARY MINUTES OF PLANNING MEETING  
JULY 8, 2013 PLANNING AND ZONING COMMISSION

7:30PM ADMINISTRATIVE MATTERS

1. Requested Interview, Ms. Toni Nowak, Director of The Speech Academy, to discuss parking and traffic circulation issues at Old Staples School (location of The Speech Academy leasehold). Ms. Toni Nowak was present at the meeting to represent "The Speech Academy" along with her husband, Ken Nowak. The Land Use Director, John Hayes, asked a number of questions regarding the operations of "The Speech Academy". Ms. Nowak stated the following:
  - a. The number of staff for "The Speech Academy" is 18 which includes teachers and therapists.
  - b. The number of children attending "The Speech Academy" is in the range of about 30 children.
  - c. Hours of operation of the Speech Academy is:  
Winter – 8:00am to 2:30pm  
Summer – 8:00am to 1:30pm
  - d. Parking spaces available at the north side of the building is 30, which is more than adequate for parking needs of "The Speech Academy", normally 16 spaces would be enough.
  - e. Cuing of cars for pick-up and drop-off of children takes no more than 23 minutes. Children are escorted to and from their cars.
  - f. Parking circulation could be improved by making the exit off Center Road two ways and allowing for additional cuing; cuing should also be moved up to avoid cuing on the hill.
2. Maple Row Growers, LLC. Proposed amendment to Zoning Regulations Sec. 7.12.2 (preliminary draft received 7/2/13, for general information – no discussion).

The Commission received a preliminary draft of an amendment to Section 7.12.2 of the Easton Zoning Regulations in response to a letter dated June 24, 2013 from John Hayes, Land Use Director, to Attorney Peter Gelderman, attorney for Maple Row Growers, LLC. The Chairman read the letter from John Hayes dated June 24, 2013 to the Commission. The Commission determined that the Land Use Director would write a memo back to the Attorney stating that Maple Row Growers, LLC should apply for an application for amendment to the Regulations, no later than the next meeting of July 22, 2013.

3. Easton Village Store, 440 Sport Hill Road, requested amendments to site plan approved 1/28/13 (Record Map #1748; zoning violations found; submission of amended plan anticipated). The Land Use Director noted that Ronald Ochman, P.E. was in the process of revising the plan map for the owner Marsel Huribal and for eventual review and approval by the Commission.

PRELIMINARY MINUTES OF PLANNING MEETING  
JULY 8, 2013 PLANNING AND ZONING COMMISSION

Commissioner Robert DeVellis arrived at approximately 7:50pm.

ADMINISTRATIVE MATTERS (continued)

4. Subdivision Application 08-03, Laura Prizio, 2 Morehouse Road (approved 8/13, Record Map #1747). Request to revise plan for Lot #2 (Reports requested from Town of Fairfield have been received). The Land Use Director stated that they were awaiting a response from the engineer, Jay Keillor.

**PLANNING ITEMS FOR DISCUSSION/POSSIBLE ACTION**

1.) Old Staples School

Plan for development of on-site parking space and improved traffic circulation, for discussion and recommendation to the Board of Selectmen. The Chairman noted that this item had been partially discussed with the item for "The Speech Academy". The Land Use Director stated that he had made a field visit to the "Old Staples School" site and found an additional two parking spaces, for a total of 192 proposed parking spaces; currently the parking is 144 spaces. Mr. Hayes stated that based on his analysis and the information supplied by the residents of the building, the proposed 192 spaces should be sufficient.

The parking report will be prepared by the Land Use Director, John Hayes, and should be reviewed by the Town Engineer, Edward Nagy, before being forwarded to the Board of Selectmen; this could be done through a letter or by the Town Engineer coming to the next meeting of the Planning and Zoning Commission.

The Commission determined that Easton Country Day School must come in with a formal application by July 22, 2013 to prevent a potential safety situation.

2.) Wireless Telecommunication Facilities Study

Adopt report on our analysis of feasible Town-owned WTF sites, for presentation to Board of Selectmen. The Land Use Director stated that a draft report must be drafted to Board of Selectmen and that it must include the following five items:

1. Note the State's jurisdiction over the Wireless Telecommunication Facility.
2. Note that the Planning and Zoning Commission was requested by the Board of Selectmen to conduct a study of Town-owned facilities.
3. Note the urgent need for a facility for public safety and emergency.
4. Note the Commission's matrix which was prepared by the Land Use Director and the Wireless Telecommunication Facilities Subcommittee.
5. Recommendation to the Board of Selectmen for the most feasible site.

Based on the matrix, the Commission agreed with the Land Use Director and the Subcommittee that the lower part of the Morehouse Road tract would be the most suitable property for the Wireless Telecommunication Facility with the Aspetuck Park being the next suitable property. A letter to the Board of Selectmen will be drafted by the Land Use Director and will be distributed to the Commission for their review.

PRELIMINARY MINUTES OF PLANNING MEETING  
JULY 8, 2013 PLANNING AND ZONING COMMISSION

PLANNING ITEMS FOR DISCUSSION/POSSIBLE ACTION (continued)

3.) The "Town Green Center"

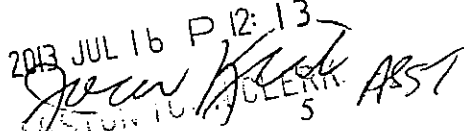
Recent application for amended zoning regulations at 438-450 Sport Hill Road (Hearings concluded; application presently pending) raises a planning issue about the appropriate future use and development of this area, as discussed at pages 87-91 in the Town Plan of Conservation and Development.

The Commission determined that they would like to have a dedicated working session to discuss this item and determined that July 25, 2013 was a tentative date to hold that meeting. Two other dates suggested were July 30, and July 31, 2013.

At approximately 8:30pm motion was made by Milan Spisek, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5 in favor, none opposed.

  
Margaret Anania, Recording Secretary

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CLERK 5 ASST