

PRELIMINARY MINUTES OF REGULAR MEETING
SEPTEMBER 30, 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 7:09pm
Regular Members present: Robert Maquat, Steve Carlson, Robert DeVellis and Wallace Williams
Regular Members absent: Milan Spisek
Alternate Member present: Raymond Martin, Ross Ogden
For the record: Ross Ogden was appointed to vote for Milan Spisek and Raymond Martin was appointed to vote for Robert DeVellis.

ADMINISTRATIVE MATTERS

1. Receipt of temporary sign application Z-13-01, request for 10 temporary signs 18" x 24" to be placed periodically at various locations throughout town by Heidi Armster for The Clean Energy Task Force to be displayed October 4, 2013 through February 9, 2014 to advertise various events related to the campaign to be held primarily at the Easton Public Library. The Chairman noted that a request had been received from Heidi Armster for the Clean Energy Task Force September 25, 2013. Ms. Armster was present at the meeting.

The Commission discussed the request for ten temporary signs to be used periodically to advertise various events related to the campaign by the Clean Energy Task Force, the events to be held primarily at the Easton Public Library, noting that the 18" x 24" signs would be allowed if they communicated a municipal message.

Motion was made by Robert Maquat, seconded by Steve Carlson, to approve the application for the ten temporary signs in accordance with Sect./Para. 5.6.4(e) of the Easton Zoning Regulations, for a municipal sign which conveys public information, subject to the following stipulations:

1. Dates of use are granted only for the period of October 4, 2013 through February 9, 2014.
2. The 18" x 24" signs shall be allowed only at the requested nine locations and also at the Firehouse Green if permission is obtained with the stipulations that the signs will not adversely affect the travelways, and to the satisfaction of the Zoning Enforcement Officer.
3. Permission must be obtained from the Fire Department before displaying any sign on the Firehouse Green.
4. Signs must be removed within 48 hours of each event.

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

PRELIMINARY MINUTES OF REGULAR MEETING
SEPTEMBER 30, 2013 PLANNING AND ZONING COMMISSION

2. Letter of request dated September 24, 2013 from Pasquale Feola, 664 Sport Hill Road, requesting an additional 90 day extension of his Conditional Zoning Permit #Z-11-4268 (permit expires October 18, 2013, next meeting is October 21, 2013). The Commission discussed the request received September 24, 2013 to extend the Permit # Z-11-4268 for a period of 90 days from the extended due date of October 18, 2013.

Motion was made by Robert Maquat, seconded by Raymond Martin, to grant the request for an additional 90 day extension to complete the construction of a new dwelling at 664 Sport Hill Road, in compliance with Item #5 of the "Conditions of Permit Z-11-4268 for Pasquale Feola, 664 Sport Hill Road". Therefore, the extended deadline to complete the project is now January 16, 2014. The vote was unanimous, 5-0, motion carried.

Robert DeVellis arrived at approximately 7:21PM.

3. 55 Silver Hill Road – The Chairman noted the following:
1. The Building Official had sent a certified letter to Jo Ann Bachleda at the address her tax bills were sent to on September 24, 2013, noting that there has not yet been sufficient time for response.
 2. Per conversation of the Chairman with the Building Official, the Town can go to the State Housing Court.
 3. Planning and Zoning has now obtained legal counsel for guidance.
 4. Procedure must be followed for response. Second letter will be sent and if there is still no response from the owner, the Building Official can request an administrative search warrant and be accompanied by an officer to inspect the premises.
4. PUBLIC HEARING: 7:30PM
Special Permit Application SP-13-04, Affordable Accessory Apartment, per Zoning Regulations 4.3.14 and 7.8, 115 Wilson Road, Robert S. Brunetti, Sr., (owner of record).
Present at the hearing was the owner, Robert S. Brunetti, Sr., to answer any questions.

The Chairman noted the following items for the record:

1. Memo dated 8/30/13 from James Candee, Chief of Police, regarding review of application by Robert S. Brunetti, Sr., 115 Wilson Road.
2. Memo dated 9/30/13 from Polly Edwards, Health Officer, regarding on-site sewage for 115 Wilson Road.
3. Memo dated September 26, 2013 from Stephen Edwards, Vice Chairman, regarding 115 Wilson Road.
4. Application for Determination of Wetland Impact accompanied by memo from Roy Gosse, Chairman, regarding 115 Wilson Road, stating there is no wetland impact.
5. "Zoning Location Survey Prepared For Robert Brunetti, 115 Wilson Road, Easton, CT., Oct. 5, 2009", last revised 9/18/2012.

PRELIMINARY MINUTES OF REGULAR MEETING
SEPTEMBER 30, 2013 PLANNING AND ZONING COMMISSION

4. PUBLIC HEARING (continued)

6. "Zoning Location Survey Prepared For Robert Brunetti, 115 Wilson Road, Easton, CT., Oct. 5, 2009", last revised 9/18/2012, showing the septic information (B100-A).
7. Large plan for First Floor Prepared By B & B Contracting Inc., Lot B, Wilson Road, Easton.
8. Reduced drawings (6 in all), Drawing 1 entitled "Front Elevation, Robert & Rose Brunetti, 3-29-2012.
9. Large Set of stapled drawings (5 in all), first sheet entitled "Foundation Plan By B & B Contracting Inc., Wilson RD., Easton.
10. Special Permit Application SP-13-04, for 115 Wilson Road.
11. Affordable Accessory Apartment Application for 115 Wilson Road.
12. "Restriction Concerning Rental of Portion of Premises For Affordable Housing"
13. "Certificate Concerning Rental of Rental Unit" with attached "Certificate Concerning Rental of Rental Unit: Tenant Income and Owner Occupancy".
14. Certificate of Occupancy/Use for 115 Wilson Road
15. Certificate of Zoning Compliance.

No one from the public spoke for or against the application. The public hearing was closed.

Motion was made by Robert Maquat, seconded by Wallace Williams to grant the special permit application for an affordable accessory apartment at 115 Wilson Road, in accordance with the plans and documents which accompanied the application. In its approval the Commission noted the following items:

1. The original Deed Restriction Concerning Rental of Portion of Premises for Affordable Housing, submitted with your application (must be filed in the Easton Town Land Records and a copy of the recording submitted to Planning and Zoning for its files).
2. The original Certificate Concerning Rental of Rental Unit, submitted with your application (must be filed in the Easton Town Land Records and a copy of the recording submitted to Planning and Zoning for its files).
3. Compliance must be made with the requirements of the Easton Health Department for septic system capacity (see attached letter dated September 30, 2013 from Polly Edwards, R.S., Town Sanitarian) and the Police Department Memo from Police Chief James Candee dated 8/30/13.
4. Mylar of "Zoning Location Survey Prepared For Robert Brunetti, 115 Wilson Road, Easton, CT., Oct. 5, 2009" last revised 9/18/2012", will be filed as the site plan, in the Easton Land records after endorsement by the Chairman of the Planning and Zoning Commission.

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

PRELIMINARY MINUTES OF REGULAR MEETING
SEPTEMBER 30, 2013 PLANNING AND ZONING COMMISSION

5. Revision of Minardi Subdivision Planting Plan – Motion was made by Steve Carlson, seconded by Wallace Williams, to add to the agenda the discussion of a letter of request received September 30, 2013, requesting an amendment to the Planting Plan for the Subdivision Prepared for Frank A. Minardi, 53 Ridgeway. The vote was unanimous, motion carried.

Discussion was held that the proposed amendment would have substituted 17 Norway Spruce trees for the 17 Blue Spruce now shown within the planted buffer along the east side of the common driveway. The Commission noted that the buffer was designed to provide long-lasting protection for the adjacent residences, from a view of the nearby common driveway. It was also noted that Norway Spruce, when planted densely, after a few years tend to develop a dense crown and open understory which is ineffective for ground level screening.

After full discussion the Commission concluded that the requested change to Norway Spruce trees would be inappropriate and motion was made by Robert Maquat, seconded by Wallace Williams to not approve the requested amendment. The vote was unanimous, 5-0, motion carried; the plan must be fulfilled as originally approved.

6. Easton Village Store, 440 Sport Hill Road, requested amendments to site plan approved 1/28/13 (Record Map #1748; amended plan submitted. The Commission continued its discussion of the open items on the amended plan submitted by the Easton Village Store.

Discussion was held that the lighting issues appeared to have been addressed.

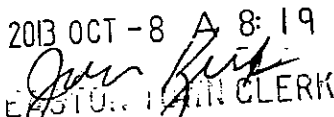
A lengthy discussion was held regarding the outside seating. It was noted that at the previous meeting, the owner, Marsel Huribal had stated that he believed that the outdoor seating represented approximately what had been there prior to construction; it was suggested that the Commission obtain a letter from Marsel Huribal representing this statement in writing.

This item will be addressed again at the next meeting.

At approximately 8:45pm motion was made by Steve Carlson, 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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