

PRELIMINARY MINUTES OF REGULAR MEETING
OCTOBER 28, 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 7:15pm
Regular Members present: Robert Maquat, Steve Carlson and Wallace Williams
Regular Members absent: Robert DeVellis and Milan Spisek
Alternate Member present: Ross Ogden
Alternate Member absent: Raymond Martin
Town Officials present: John Hayes, Land Use Director & Edward Nagy, P.E., Town Engineer
For the record: Ross Ogden was appointed to vote for Milan Spisek.

OTHER ITEMS FOR CONSIDERATION OR ACTION:

3. Subdivision Application 05-01, "Adirondack Estates", Adirondack Trail, (filed 6/26/2012, Record Map #1745) discussion of letter dated September 4, 2013 to Robert Maquat, Chairman, Planning and Zoning, from James B. Turner, 31 Buttonwood Drive, Trumbull, CT. The Chairman noted the letter requests discontinuing the through-traffic connection of Adirondack Trail to Buttonwood Drive. Attorney Harold Rosnick (owner of "Adirondack Estates") was present and discussed the request by Mr. Turner, which would allow Buttonwood Drive to remain a cul-de-sac with an emergency access to Adirondack Trail, by posting signs stating the access is only for emergency use. Mr. Rosnick reviewed the Subdivision Map filed for his "Adirondack Estates" Subdivision, Map #1745, noting its requirement for a through street connection. The Commission determined that they cannot act as the traffic authority. Attorney Rosnick will write a letter to the Police Commission.
2. Subdivision Application 08-03, Laura Prizio, 2 Morehouse Road (filed 9/13/2012, Record Map #1747); issue concerning driveway gradients for access to existing dwelling at #2 Morehouse Road. The Chairman noted a determination on this issue was made by the Commission on July 23, 2012. Present at the meeting was Peter Prizio and his attorney, Harold Rosnick, requesting issuance of a Certificate of Zoning Compliance and Certificate of Occupancy and the return of the Driveway Bond for 2 Morehouse Road. Also present at the meeting was Town Engineer, Edward Nagy, who represented to the Commission that Mr. Prizio did not show the grades for the primary driveway as indicated in the Minutes of the Planning and Zoning Meetings of June 25, and July 23, 2012. Mr. Nagy also noted that Mr. Prizio must apply for a waiver for the Belgium Block pavers on his driveway from the Board of Selectmen. The Commission determined that the owner will provide an Improvement Location Survey that shows the grades for the primary driveway and will also go to the Board of Selectmen regarding the Belgium Block pavers on his driveway. The Commission noted that there is suitable access for the primary driveway and that for the secondary driveway, the regulations do not apply as the road ends there. The Land Use Director will write a letter to clarify the issues regarding the driveways at 2 Morehouse Road.

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OTHER ITEMS FOR CONSIDERATION OR ACTION (continued)

1. Request by Jodie & Mark Zuccerella (agent, John F. McCoy, P.E.), 25 Rock House Road, to amend location of Conservation Easement as shown on therecorded Subdivision Map, Lot 11 Of Old Farm Estates. Present at the meeting was John F. McCoy, P.E, representing Jodie & Mark Zuccerella, owners of 25 Rock House Road. Mr. McCoy discussed the new map submitted by him entitled "Existing Conditions Plan" prepared for Jodie & Mark Zuccerella, 25 Rock House Road, by J.F.M. Engineering, Inc, 230 Great Plain Road, Danbury, CT, 06811, dated 08-07-2013, last revised 10-28-2013. The Chairman noted receipt of this map and a letter dated October 25, 2013 from Roy Gosse, Chairman, Inland Wetlands and Watercourses Agency, concurring with the amended Conservation Easement boundaries.

Motion was made by Robert Maquat, seconded by Steve Carlson, to approve the amended Conservation Easement for the property at 25 Rock House Road as represented on the map prepared by J.F.M. Engineering dated 10-28-2013, which shows the corrected delineation of the wetlands and the delineation of the proposed Conservation Easement; further that the Planning and Zoning Commission is in receipt of a letter from Roy Gosse, Chairman, Inland Wetlands and Watercourses Agency, dated October 25, 2013 indicating that the Inland Wetlands and Watercourses Agency concurs with the new delineation.

After a brief discussion the motion was amended by Robert Maquat and seconded by Steve Carlson to include the language that the approval is subject to the filing of a new map in the Land Records, as well as a new Conservation Easement, noting that the Conservation Easement must be accepted by the Town at a Town Meeting.

The vote was unanimous, 4-0, motion carried.

PLANNING MEETING

Rescheduled from original date of October 21, 2013.

- 1) Future planning program: a discussion of program priorities for the forthcoming year, as the two year effort required to update the current Town Plan is due, starting in 2014, for a scheduled release date in 2016. No discussion was held on this item; discussion was deferred to a future meeting.
- 2) Zoning Regulations update or revision: discuss priorities for desirable amendments to be drafted for future public hearing. The Land Use Director, John Hayes discussed specific areas of the Zoning Regulations which need to be updated or revised:

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PLANNING MEETING

2) Zoning Regulations update or revision (continued)

1. Sign Regulations
2. Land Filling & Regrading
3. Definitions
4. Agriculture
5. Residential Lot (Shape, Coverage, Other Standards)
6. Accessory Residential Apartments
7. Watershed Protection Standards (Planned Residential Village)
8. Site Plan Standards
9. Accessory Structures
10. Special Uses Within Designated Village Centers

Several other items were also noted as being in need of revision or updating:

- a. Submission of profiles for common driveways and driveway aprons.
- b. The requirement for Bonding of Subdivisions and Site Plans
- c. Discontinuance of abandoned highways.
- d. Submission of digital copies of maps submitted with applications.

- 3) The changing complexion of regional planning due to the State-mandated merger of regional planning agencies. John Hayes noted that the HVCEO and SWRPA have agreed to merge but that future consolidation of GBRC with another agency has not yet been determined. The Use Director noted that Towns are able to opt out of their regional planning agencies and join a new regional planning agency but that the Town must do so by January 2014. Mr. Hayes will continue to give the Commission an additional status report regarding this item. There was also a brief discussion of the progress on G.I.S. mapping for Easton; it was noted that there is an upcoming meeting at the GBRPC regarding this issue and the Land Use Director will attend.

ADMINISTRATIVE

1. The Commission discussed its parking report for "Old Samuel Staples School", to address safety issues, which has been forwarded to the Board of Selectmen. It was noted that the Board of Selectmen had accepted the report submitted and endorsed expansion of parking at "Old Samuel Staples School" at its meeting of September 19, 2013. The Commission decided that the Town Engineer, Edward Nagy, should forward an implementation plan, including costs and priorities, to the Board of Selectmen for their approval and, if necessary, go to the Board of Finance for additional funding to finish the necessary parking as per the plan submitted. As part of that discussion, the Commission noted that the Easton Country Day School is the largest user of parking on the site and that they are currently out of compliance with their special permit, moreover that repeated meetings and letters have not resulted in the submission of a new site plan and special permit application. A letter will be sent by the Land Use Director to Easton Country Day School stating that if an application and updated site plan are not submitted to Planning & Zoning by November 25, 2013, the Commission will consider issuing a cease and desist order to the school.