

PRELIMINARY MINUTES OF REGULAR MEETING OF
PLANNING AND ZONING COMMISSION
MONDAY, NOVEMBER 25, 2013

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.

Regular Members present: Robert Maquat, Chairman; Steve Carlson, Wallace Williams, Milan Spisek and Robert DeVellis
Alternate Members present: Raymond Martin and Ross Ogden

Town Officials present: John Hayes, Land Use Director.

Chairman Robert Maquat called the meeting to order at 7:06PM.

7:00pm: ADMINISTRATIVE

1. ZEO Report - None

2. 55 Silver Hill Road

The Chairman presented a verbal report on the status of this issue noting that a Town inspection would occur during the week of November 26th to the 29th. He stated that guidance is being supplied on this issue by the State of Connecticut and by the Commission's legal counsel, and the inspection will focus on building and fire safety with participation by the Building Department, the Fire Marshal and the Zoning Officer.

Several members of the audience spoke of their concerns about the activities being conducted at 55 Silver Hill Road. Comments were made by Wendy Doniger, Deborah Klein, Dennis Laccavole, Jeff O'Connell, Regina Frate and Jeff Becker.

OTHER ITEMS FOR CONSIDERATION OR ACTION:

1. Easton Country Day School, 660 Morehouse Road, under existing Special Permits SP-05-07 and SP-06-03.

The Chairman noted receipt of an application form, site plan and narrative for a proposed special permit, in compliance with the Commission's prior request for submission of an application. The Land Use Director reported that he had reviewed the materials and found the application complete. By consensus the Commission agreed to schedule a public hearing on this application for December 16, 2013.

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OTHER ITEMS FOR CONSIDERATION OR ACTION(continued)

2. Subdivision Application 12-02, Subdivision Plan for Helder L. and Jeffrey M. Bento, 71 North Park Avenue.

The request by the applicants for a 90 day extension in the period in which to file the approved subdivision map and related documents was briefly discussed. It was noted by the Commission that a performance bond would be required and that amendments must be made in the subdivision plan to conform with the Commission's approval. Steve Carlson offered a motion to approved the requested extension, seconded by Milan Spisek, and the motion was adopted unanimously.

3. 8-24 Referral from the Board of Selectmen Re: Proposed Dog Park.

The Chairman noted receipt of a referral from the Board of Selectmen dated November 8, 2013 proposing the creation of a dog park on the Town-owned Morehouse Road tract, accompanied by a map showing the proposed location. It was agreed by consensus that this proposal requires further study and the item was tabled to the next meeting of the Planning and Zoning Commission.

4. Site Plan for Easton Village Store, 440 Sport Hill Road.

The Commission reviewed the revised "Zoning Location Survey" map for the Village Store property as updated to 11/13/13. Discussion by the Commission focused on the position of the light standards, the number of seats to be provided on the patio at the rear of the store building, and the effectiveness of the screening to be provided which would consist of a row of 6' high white pines at the southerly rear corner of the property. The Land Use Director was requested to invite Mr. and Mrs. Thomas Dollard to the next meeting of the Commission so that they might be informed about lighting control and proposed screening.

5. State-mandated merger of regional planning agencies.

The Land Use Director reported that a report had been received from the State Office of Policy and Management which endorsed the merger of the South Western and Housatonic Valley Regions but left the future of the Greater Bridgeport Region undetermined. The LUD was requested to prepare a draft letter to the Board of Selectmen recommending Easton's affiliation with the proposed Western Connecticut Planning Region in preference to an enlarged agency incorporating towns in the Naugatuck Valley Region.

ADMINISTRATIVE (continued)

Proposed 2014 Calendar of Planning and Zoning Commission Meetings

The draft Commission meeting calendar for 2014 was reviewed and found acceptable. Wallace Williams moved to adopt the proposed calendar, seconded by Milan Spisek, and the vote of acceptance was unanimous.

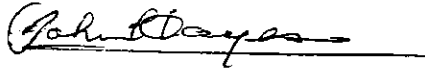
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ADMINISTRATIVE (continued)

Minutes of past meetings

It was the consensus of the Commission that action on this item would be tabled until a future meeting when the secretary would be present.

A motion was made by Robert Maquat and seconded by Wallace Williams, at 8:39PM, to adjourn the meeting. The motion was adopted by unanimous vote.



John Hayes, Land Use Director, Secretary Pro-Tem

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