

PRELIMINARY MINUTES OF MEETING OF
JANUARY 13, 2014 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 7:02pm

Regular Members present: Robert Maquat, Steve Carlson, Milan Spisek, and Wallace Williams. Robert DeVellis arrived during the Executive Session.

Alternate Members present: Ross Ogden and Raymond Martin

Town Officials present: John Hayes, Land Use Director, Edward Nagy, Town Engineer, John Broadbin, Parks and Recreation Commission and Gary Simone, Director of Parks and Recreation Department.

PLANNING ITEMS DEFERRED FROM PREVIOUS MEETINGS:

1) Master Plan for the Town-owned Morehouse Road Tract

The Land Use Director, John Hayes, presented a draft plan for discussion which he had been working on with John Broadbin, of the Park and Recreation Commission; John Broadbin also referred to his plan which had previously been endorsed by the Park and Recreation Commission. Mr. Broadbin noted that Park and Rec. was proposing a 5,000 square foot roofed structure with approximately 2,500 square feet of enclosed area to be used for storage, bathrooms and team use, stating that the rest of the roof area was to provide a place of shelter in case of a lighting storm. Mr. Hayes noted that he had met with Athan Crist and Steve Lichtman regarding the construction of a pavillion at the Morehouse Road property, approximately 20' x 40', to provide facilities for use by the users of adjacent fields, funding to be through the "Friends of Easton". There was a discussion of the cost of construction. Gary Simone, Director of Parks and Recreation Department, was also present and stated that they had approximately \$30,000. The Chairman noted that the circulation driveway should be built and that if a proposed cell tower went on the property, the lessee would help with the construction of that driveway. Discussion was held as to doing the project in phases.

The Commission determined by consensus that a structure was necessary, preferably close to the fields to provide bathroom facilities and a place of shelter. Discussion was held as to the proper location of the structure. Mr. Broadbin will come back with a more detailed plan.

PUBLIC HEARING: At 7:30pm Chairman Robert Maquat opened the following public hearing which had been continued from December 16, 2013 and read the legal notice for the record: Special Permit Application, SP-13-05, Town of Easton, Lessor, and Easton Country Day School, Lessee. Proposed amendment to Special Permit #05-07, granted September 28, 2005, for conduct of a Private School to serve Grades Pre-K through 12, pursuant to Easton Zoning Regulations Section 7.4, located at Old Staples School, 660 Morehouse Roads as follows:

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PUBLIC HEARING: (continued)

- To provide educational facilities for "Pre-kindergarten" day-care children, located at the "Portable Classrooms Pre-K" building, for 70 children;
- To increase the enrollment and facilities for students in the School's K-8 division, located in the southerly portion of the former Staples School, to 120 students;
- To provide educational facilities for Grades 9 through 12 students, located in the north wing of the former Staples School, for a maximum of 60 students in the School's Grades 9-12 division; and
- To enlarge and expand on-site parking facilities in accordance with a plan entitled "Site Plan Showing Additional Space To Be Utilized By Easton Country Day School, 660 Morehouse Road, Easton, CT., November 15, 2013", as amended 11/25/2013.

Mr. Richard Smith was present on behalf of the Easton Country Day School, Applicant and Lessee of 660 Morehouse Road.

Edward Nagy, P.E., Town Engineer gave an oral report regarding the site. He submitted a plan entitled "Revisions To Site Plan Showing Additional Space To Be Utilized By Easton Country Day School, 660 Morehouse Road, Easton, CT., November 15, 2013". Mr. Nagy discussed the current entrances and stated that there were three alternatives: 1. Leave the entrances as is; 2) Take out both entrances and put one down the middle; and 3) eliminate one entrance and keep the southern entrance. Mr. Nagy suggested that there be no curbing stating that it should only be used with steep grades. Mr. Nagy also spoke about the expansion of the parking and the removal of trees and suggested that they consider saving one of the trees. Mr. Nagy noted the Fire Marshal's report and suggested that the Fire Department go up to the school to see if there is a problem with the turning radius and the proposed expanded parking. The Chairman read the Fire Marshal's letter dated January 13, 2014 into the record.

Discussion was held to have a fire truck go up to the site to determine whether there is adequate turning radius. The chairman noted the following items for the record:

1. One page plan entitled "Revisions To Site Plan Showing Additional Space To Be Utilized By Easton Country Day School, 660 Morehouse Road, Easton, CT., November 15, 2013", submitted by Edward Nagy, P.E., Town Engineer.
2. Two page letter to Mr. Robert Maquat, Easton Planning and Zoning, dated January 13, 2014 from Schuyler Sherwood, Deputy Fire Marshal.
3. Site plan attached to the letter from Schuyler Sherwood with areas marked in pink for areas of concern.
4. Packet of leases for the Easton Country Day School starting from 2006.

The Chairman compared the allowable occupancy load the Deputy Fire Marshal determined for the K-8 and 9-12 students and staff to what was stated in the application and represented at the public hearing held December 16, 2013. The Chairman requested that Mr. Smith supply the Commission with accurate figures so they may make sure the Easton Country Day School is in compliance. The Chairman also stated that the Commission needs to make sure the Easton Country Day School is in compliance with its leases.

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PUBLIC HEARING: (continued)

One member of the public spoke, Jeff Becker of 5 Cedar Hill Road.

The Chairman recessed the public hearing until January 27, 2014 at 7:30pm, Easton Town Hall.

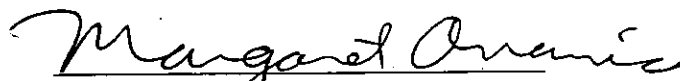
ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

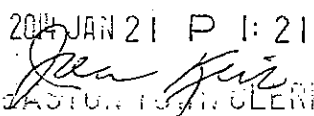
1. 55 Silver Hill Road – The Chairman gave the public an update and stated that the property appeared to be in compliance with the building and safety codes. The Chairman noted that there were 6 people living there but stated that the zoning regulations only allowed four unrelated people. The Chairman stated that there were two possible courses of action:
 - Modify Zoning Regulations to allow an exception to the four person limit; or
 - Ask Applicant to file an application for variance with the Zoning Board of Appeals.The Chairman stated that the Commission will rely on advice from Town Counsel and that a letter should be received from Town Counsel by the next meeting.
2. Subdivision Application 11-01, "Big Lakes Subdivision", 288 Maple Road – Request for Bond Reduction. This item was tabled at the request of the Town Engineer, Edward Nagy.
3. Draft of Proposed Amendment to Easton Zoning Regulations Section 7.12, Special Exception For Pre-Existing Farm and Forest Activities. The Commission discussed a preliminary draft of a proposed amendment to Section 7.12.2 of the Easton Zoning Regulations. Changes were made and a new draft will be circulated to the Commission and legal counsel.

EXECUTIVE SESSION

The Commission had scheduled an executive session at the end of its regular meeting for the purpose of discussion of pending litigation regarding the Saddle Ridge Appeal, "Saddle Ridge Developers, LLC, et al. v Easton Planning and Zoning Commission and Easton Conservation Commission", 124.7 acres located at Cedar Hill, Silver Hill, Sport Hill & Westport Roads. Motion was made at approximately 9:30PM by Steve Carlson, seconded by Wallace Williams, to go into Executive Session. The vote was 4-0, motion carried.

At approximately 10:15PM motion was made by Steve Carlson, seconded by Milan Spisek, to terminate the Executive Session and there being no other business to conduct, an immediate motion was made by Steve Carlson, seconded by Milan Spisek, to adjourn the meeting. The vote was unanimous, 5-0, motion carried. (Commissioner Robert DeVellis had arrived during the Executive Session at approximately 10:00pm)


Margaret Anania, Recording Secretary

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JEAN FUZ, CLERK AS, 3