

SPECIAL MEETING MINUTES  
FOR THE EASTON PLANNING AND ZONING COMMISSION  
CONFERENCE ROOM, EASTON PUBLIC LIBRARY, 691 MOREHOUSE ROAD, EASTON  
WEDNESDAY, JULY 12, 2017

Note: These minutes, 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.

Chairman, Robert Maquat, called the regular meeting to order at approximately 5:50pm.  
Regular Members present: Robert Maquat, Wallace Williams and Ross Ogden  
Regular Member absent: Milan Spisek  
Alternate Members present: Allison Sternberg and Raymond Martin (arrived at 6:10pm).  
For the record: Allison Sternberg voted for Milan Spisek and Raymond Martin voted in absence of regular voting member who resigned. (The Board of Selectmen officially accepted Robert DeVellis's resignation at its meeting of July 6, 2017)

ITEMS FOR DISCUSSION AND/OR ACTION:

Receipt of request dated June 17, 2017 from Attorney Harold Rosnick Re: Adirondack Estates Subdivision, Application, 05-01, Adirondack Trail – Attorney Harold Rosnick was present and stated that the request for acceptance of Adirondack Trail as a public road had been made and asked that the Commission recommend Adirondack Trail for acceptance to the Board of Selectmen. The Chairman noted that both Ed Nagy and Bruce Bombero were on vacation. Mr. Rosnick stated that there was one potential issue of conflict concerning the storm drainage detention areas which he believed were built to state standards; Mr. Rosnick stated that if Town Engineer Edward Nagy is not in agreement that they are built to State standards, he wants a hearing (appointment) with the Commission. The Chairman noted that the Commission will get a report from the Town Engineer and will discuss this item again after the receipt of that report. Mr. Rosnick also noted that for 17 Adirondack, LLC, the map and documents had been submitted in April and the subdivision will expire August 8, 2017 if they are not filed in the land records. The Chairman reminded Mr. Rosnick that a bond needs to be posted for this subdivision to be filed. John Hayes, Land Use Director, will make sure the documents and subdivision map are reviewed.

(ITEMS FOR DISCUSSION AN/OR ACTION CONTINUED ON PAGE 2)

ADMINISTRATIVE AND OTHER MATTERS

ZEO Report – Present at the meeting was Zoning Enforcement Officer, Phillip A. Doremus who addressed two items with the Commission.

1. Wireless telecommunications facility on Town-owned Morehouse Road property – The ZEO suggested that the utilities be extended down the existing driveway.

(This item is continued on page 2 under ADMINISTRATIVE AND OTHER MATTERS)

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ITEMS FOR DISCUSSION AND/OR ACTION: (continued from page 1)

Wireless Telecommunication Facility, 515 Morehouse Road, Easton, CT –  
Informal referral from Board of Selectmen to discuss type of cell tower to be erected at Town-owned Morehouse Road property (monopine or monopole). The Commission discussed the proposed site for a wireless telecommunication facility which would be located in the southerly portion of the 108.30-acre Town-owned tract on Morehouse Road, specifically whether the wireless telecommunication facility should be a monopine or a monopole. The Commission reviewed two reports entitled “Visibility Analysis, 515 Morehouse Road, Easton, Connecticut, Prepared For: Homeland Towers LLC, Prepared By: All-Points Technology Corporation, P.C., April 2017” (Report 1 and Report 2 with pictures). Based on the information received from the Board of Selectmen and the comprehensive study conducted by the Planning and Zoning Commission in August of 2013, the Commission determined by consensus to report to the Board of Selectmen that the monopole at this particular location would meet the need in Easton for wireless telecommunication service with minimal environmental impact and visibility to the town. The Commission noted that the utilities are being proposed to be brought to the proposed site through a separate utility accessway and will recommend that the Board of Selectmen and Homeland Towers consider bringing the utilities along the existing driveway instead to provide for future needs of the town.

Commissioner Raymond Martin arrived during the discussion of this item.

ADMINISTRATIVE AND OTHER MATTERS: (continued from page 1)

ZEO Report – (continued)

2. Tying of Zoning Regulations too tightly with the Building Code – The ZEO noted that certain items are treated differently in the Zoning Regulations and the Building Code i.e. permits for sheds, height of fence and that the Zoning Regulations should not be tightly tied to the Building Code.

(ADMINISTRATIVE AND OTHER MATTERS are continued on page 3)

ITEMS FOR DISCUSSION AND/OR ACTION:

Continued review of update of proposed Draft Zoning Regulations – Outside consultant, Glenn Chalder was present and the Commission continued to discuss the update of the draft Zoning Regulations and started with Section 3240, page 23 and continued to the end of the draft. The Secretary was asked by the Chairman to send the draft to ZEO, Phillip A. Doremus, the Public Works Department, Ed Nagy, Town Engineer and Bruce Bombero, Assistant Town Engineer, Chief of Police, Tim Shaw, and Fire Chief, Steve Waugh for any last final comments which should be forwarded no later than August 15, 2017. The Secretary was also asked to contact the Chairman of the Zoning Board of Appeals regarding Section 8700, pages 118 to 123; those pages will be forwarded for comment before August 15, 2017.

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TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

The Land Use Director distributed to the Commission a report summarizing issues and priorities for discussion in relation to the Town Plan of Conservation and Development 2017, four pages in all, to be reviewed and discussed at the next meeting, July 24, 2017.

ADMINISTRATIVE AND OTHER MATTERS: (continued from page 2)

Minutes of Regular Meeting, June 26, 2017 of the Easton Planning and Zoning Commission - Motion was made by Wallace Williams, seconded by Robert Maquat, to approve the Minutes of Regular Meeting June 26, 2017 of the Easton Planning and Zoning Commission as filed. Ross Ogden did not attend the meeting and did not vote. The vote was unanimous, 4-0, motion carried.

At approximately 9:30pm, motion was made by Wallace Williams, seconded by, Ross Ogden, to adjourn the regular meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary