

SPECIAL MEETING MINUTES
FOR THE EASTON PLANNING AND ZONING COMMISSION
MONDAY, NOVEMBER 27, 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 Special Meeting to order at approximately 5:45pm.

Regular Members present: Robert Maquat, Ross Ogden and Raymond Martin.

Wallace Williams arrived at 5:47pm

Alternate Members present: Alison Sternberg and Justin Giorlando arrived at 6:37

For the record: The Chairman appointed Justin Giorlando to vote in absence of a regular voting member.

The Chairman read the notice for the meeting to start with the Executive Session.

EXECUTIVE SESSION:

The Easton Planning and Zoning Commission scheduled an Executive Session to discuss pending litigation:

THE COALITION TO SAVE EASTON v. EASTON PLANNING AND ZONING COMMISSION; SADDLE RIDGE DEVELOPERS, LLC and SILVER SPORT ASSOCIATES LP v. EASTON PLANNING AND ZONING COMMISSION

Motion was made by Chairman Robert Maquat, seconded by Ross Ogden, to go into Executive Session to discuss pending litigation. The vote was unanimous, 3-0, motion carried. The Chairman noted that present were Ross Ogden, Raymond Martin and himself, as well as Town Counsel, and that they would be joined by Commissioner Wallace Williams and Mike Bartos, P.E., via telephone. Wallace Williams arrived at 5:47pm.

At approximately 6:35pm, motion was made by Ross Ogden, seconded by Wallace Williams, to come out of Executive Session. The vote was unanimous, 4-0, motion carried.

Discussion of the regular scheduled meeting items resumed at approximately 6:37pm.

ADMINISTRATIVE AND OTHER MATTERS

1. Discussion and possible decision on Annual Renewal Permit for Sale of Christmas trees at 55 Hayes Street, George Stowell and 772 Morehouse Road, Michael Sabia. Renewal Permit to sell Christmas trees at 55 Hayes Street, George Stowell – The Commission discussed the renewal permit application dated October 30, 2017 requesting to sell Christmas trees at 55 Hayes Street. Based on the plot plan submitted in September 2016 and the current application which states that the activities on the property will be conducted in a similar manner as the prior year, with the exception of the additional 200 trees, the Commission found that the parking and reserve parking would appear to be adequate. It was noted that the Christmas tree sales operation must comply with Sect./Para. 4.2.3 B. of the Easton Zoning Regulations and on motion by Robert Maquat, seconded by Justin Giorlando, approved the permit to sell Christmas trees at 55 Hayes Street.

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ADMINISTRATIVE AND OTHER MATTERS (continued)

1. Renewal Permit to sell Christmas trees at 55 Hayes Street, George Stowell (continued)
The motion was amended by Robert Maquat, seconded by Justin Giorlando, to include adherence with the police report received September 20, 2016 which listed the safety measures recommended by the Police and that the approval by the Commission restricts the sale of trees to daylight hours and required compliance with all other zoning regulations including proper signage. The vote was unanimous, 5-0, motion carried.

Renewal Permit to sell Christmas trees at 772 Morehouse Road, Michael Sabia – The Commission discussed the renewal permit application dated October 27, 2017 requesting to sell Christmas trees at 772 Morehouse Road. Based on the plot plan submitted in November 2010 and the current application which states that the activities on the property will be conducted in the same manner as the prior year, the Commission found that the parking and reserve parking would appear to be adequate. On October 24, 2011 the Commission received an updated police report which reaffirmed the safety measures recommended in the original police report of November 24, 2010. It was noted that the Christmas tree sales operation must comply with Sect./Para. 4.2.3 B. of the Easton Zoning Regulations, and that the approval by the Commission restricts the sale of trees to daylight hours and noted that there must be compliance with all other zoning regulations including proper signage and on motion by Robert Maquat, seconded by Justin Giorlando, the Commission approved the permit to sell Christmas trees at 772 Morehouse Road. The vote was unanimous, 5-0, motion carried.

2. Minutes of Regular Meeting November 13, 2017 of the Easton Planning and Zoning Commission. Motion was made by Wallace Williams, seconded by Raymond Martin, to approve the minutes of the regular meeting November 13, 2017 of the Easton Planning and Zoning Commission as filed. The vote was unanimous, 5-0, motion carried.
3. ZEO Report - none
4. Correspondence – The Chairman noted that at the last meeting, November 13, 2017, the Commission had reviewed a letter received from Jacques and Jessica Depardieu, 15 & 19 North Street, regarding Professional use of a second residence on the property (pre-zoning). The Chairman referred the letter to Counsel for comment and it was found that the allowance of the second residence as a place of business (professional office) would be in violation of the existing regulations. The draft of the new regulations will need to be reviewed to see if they will allow for this use in a second dwelling on a property created pre-zoning.

The Chairman briefly noted a memo from John Hayes dated November 22, 2017 regarding pending items which was distributed to the Commission as well as the Town Engineer.

ITEMS FOR DISCUSSION AND/OR ACTION:

2. Proposed State of CT Water Plan (draft response/comment)
The Chairman state that he had briefly reviewed the plan and stated that the Commission had no comments at this time.

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TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

- (1) GIS mapping for Town Plan 2017, including an enlarged map for Town Center area and refined sectional land use maps. The Land Use Director gave an update on its progress.
- (2) Draft new text for Town Plan 2017 sections on population, public facilities, trails and greenways, a town center. The Land Use Director discussed updates made to The Regional Setting and Chapter 5, Town Development: Past Present and Future, new sections, Conservation Residential and Agriculture in Easton. Updates to be distributed soon.


The Commission discussed key themes to the Town Plan. The Chairman stated that the trails shown on the Morehouse Civic Park Plan should be developed and noted the need for a Trails Commission to be created by the Board of Selectmen. Discussion was held regarding the creation of trails through various volunteer groups. Commissioner Justin Giorlando will forward some information to the Commission regarding different groups involved with trails creation.

The Land Use Director stated the Town Plan should be completed in 30 days.

ITEMS FOR DISCUSSION AND/OR ACTION (continued)

1. Discussion and/or action on the acceptance of Adirondack Trail, "Adirondack Estates" Subdivision; await maintenance bond estimate and "Agreement to Maintain Subdivision". The Commission reviewed the letter dated November 13, 2017 to Mr. Robert Maquat, Easton Planning & Zoning Commission, Re: Adirondack Estates Update from Edward L. Nagy, P.E., Town Engineer, Director of Public Works. Mr. Nagy had submitted a letter dated November 27, 2017 but after a lengthy discussion the Commission determined that no other items should be added to the list from the Town Engineer Re: Adirondack Estates Update, by letter of November 13, 2017. The Commission found that Adirondack Trail has been constructed and completed in substantial compliance with Town Standards with the exception of the items which the developer must complete. Motion was made by Ross Ogden, seconded by Raymond Martin, to recommend to the Board of Selectmen that they accept Adirondack Trail as a public road, subject to the completion of the noted items that were listed in the letter of November 13, 2017 from the Town Engineer, and subject to the Town Engineer making a recommendation to the Board of Selectmen. After discussion the motion was amended to include the receipt of a report from the Police Commission regarding the approved signage for Adirondack Trail. The vote was unanimous, 5-0, motion carried.

At approximately 8:45 pm, motion was made by Wallace Williams, seconded by Justin Giorlando, to adjourn the Special Meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary