

SPECIAL MEETING MINUTES MARCH 12, 2018
FOR THE EASTON PLANNING AND ZONING COMMISSION

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 7:12 pm.

Regular Members present: Robert Maquat, Raymond Martin and Wallace Williams

Regular Member absent: Ross Ogden

Alternate Members present: Alison Sternberg and Justin Giorlando

For the record: Chairman Robert Maquat appointed Justin Giorlando to vote for Ross Ogden and Alison Sternberg to vote in absence of a regular voting member.

ADMINISTRATIVE AND OTHER MATTERS:

3. Receipt of SP-18-02, Special Permit for Flood Plain, Town of Easton, South Park Avenue, Bridge #04211, replacement of bridge by Marich Drive/South Park Avenue/Buck Hill Road intersection, within the 100 year flood plain, as depicted on a set of plans entitled "Replacement of South Park Avenue Bridge #04211 Over Mill River, Easton, CT", prepared for Town of Easton", dated 2/20/18, prepared by Anchor Engineering Services, Inc. The plans for the replacement of the Bridge #04211 were distributed to the Commission for their review as well as the signed special permit application by Adam Dunsby. It was noted that Inland/Wetland was holding their public hearing on March 27, 2018. The Commission determined that a public hearing could be scheduled for April 9, 2018.
4. Receipt of request from Attorney Harold Rosnick, to reduce the Subdivision bond for Adirondack Estates, LLC and River Ridge Estates, LLC, Adirondack Trail. It was noted that a report from Edward Nagy dated February 21, 2018 had been received but there had been no response to that report, to date, from Attorney Harold Rosnick; therefore, the item was tabled to the next meeting, March 26, 2018.
5. Receipt of request from Sal Gilbertie, Owner and President of Gilbertie's Herb Gardens, Inc. The Commission reviewed a request from Sal Gilbertie dated February 6, 2018 as well as a plan entitled "Property Survey Prepared For Salvatore Gilbertie, 65 Adams Road & 659 Sport Hill Road, Easton, CT., August 25, 2006", revised Jan. 15, 2008 and detailing the proposed location of the proposed temporary trailer. After discussion, motion was made by Robert Maquat, seconded by Justin Giorlando, finding that the temporary office trailer referenced in Mr. Gilbertie's letter dated February 6, 2018 is replacing an office in an existing structure and is consistent with agricultural activities being conducted on the property. The proposed office relocation is well within the setback requirements, cannot be seen from the road and is temporary in nature and therefore, shall receive zoning approval. After further discussion, the motion was modified by Robert Maquat, seconded by Justin Giorlando, to include the language that even though the trailer is temporary in nature it should be rendered immobile and located as depicted on the map noted above. Any required permits must be submitted to Building. The vote was unanimous, 5-0, motion carried.

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ADMINISTRATIVE AND OTHER MATTERS (continued):

6. Receipt of solicitation from UCONN School of Engineering for proposals for senior design projects in the field of civil engineering. Commissioner Justin Giorlando discussed the solicitation received by him with the Commission. Mr. Giorlando distributed the following items for the Commission's information:
 1. A sample one page proposal entitled "Highway Safety and Capacity Improvement, Route 218 (Cottage Grove Rd.) at Route 187 (Blue Hills Ave.) in Bloomfield, CT.
 2. An eight page sample project for "Stafford Springs Roundabout and Main Street Revitalization Study" by Mile Crimmins, Corey Burroughs, Adam Weber & Kevin Ellis.

The Land Use Director suggested three proposals that the Town of Easton could submit for a design project.

1. Trailways connecting the Schools and Town Buildings – It involves rights of ways and boundaries and they could utilize expertise.
2. Town Center design including traffic calming.
3. Expansion of Public Works – Acquisition of land between Public Works and Bibbins Rd.

The Commission determined that Commissioner Giorlando should convey to UCONN favorable feedback. It was noted that any proposals would need to be submitted before school starts at the end of August.

7. Correspondence: The Chairman noted that the budget for Planning and Zoning was tomorrow and any one member could attend, three would be a quorum.

Other Item for Discussion and/or Action

- 1.. Discussion and vote regarding clarification of conditions in the RESOLUTIONS AND FINDINGS ADOPTED 3/13/17 BY EASTON PLANNING AND ZONING COMMISSION on applications by Saddle Ridge Developers, LLC, the proposed Developer and applicant, on behalf of Silver Sport Associates, Owner, pursuant to Conn. General Statutes Sec. 8-30g. and 8-2 to construct a 48-lot community with 30% of the homes set aside as affordable pursuant to the above statutes on their property of approximately 124 acres bounded by Sport Hill Road, Silver Hill Road, Cedar Hill Road and Westport Road, including 897 Sport Hill Road (Map 3773-B/Lot 15-1), 48 Cedar Hill Road (Map 3774-B/Lot 27D), and Maps 3774-B-3773B/Block 7.

The Chairman stated that Planning and Zoning wanted to discuss and bring the public up-to-date on the litigation on the above applications by Saddle Ridge Developers, LLC. The Chairman stated that Town Counsel on this litigation, Ira Bloom, has been giving the Planning and Zoning updates on the status of this litigation. The Chairman stated that the Planning and Zoning Commission (4 people who have attended all the hearings: Raymond Martin, Ross Ogden, Wallace Williams and Robert Maquat) have discussed the litigation in Executive Sessions and would now formally in a public forum like to make a motion to acknowledge that some of the conditions contained in the Resolution adopted by the Commission have been clarified and note that none of conditions have been deleted.

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Other Item for Discussion and/or Action

- 1.. Discussion and vote regarding clarification of conditions in the RESOLUTIONS AND FINDINGS ADOPTED 3/13/17 BY EASTON PLANNING AND ZONING COMMISSION on applications by Saddle Ridge Developers, LLC, Motion was made by Robert Maquat, seconded by Wallace Williams, to acknowledge and accept those clarified conditions discussed in Executive Sessions of the Easton Planning and Zoning Commission. Chairman Maquat noted that there was pending litigation regarding the Conservation Commission and the intervenors. The vote was 3-0, motion carried.

TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

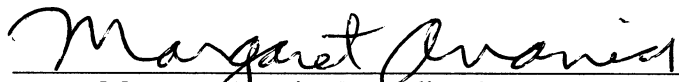
2. Draft Zoning Regulations Update.- The Chair noted that there was a recent court case which affected some of the language used in the draft Regulations, specifically the language which stated “subject to the Commission’s discretion”. Chairman Maquat will meet with Glenn Chalder, and Attorney Pete Gelderman regarding those changes as well as others.
1. The Land Use Director discussed the following items with the Commission:
 - (1) GIS mapping for Town Plan 2017, including an enlarged map for Town Center area, refined sectional land use maps, which he displayed for the Commission.
 - (2) New draft text for Town Plan 2017 sections on population, public facilities, trails and greenways, agriculture, conservation residential, and a town center. The Land Use Director distributed a memo to explain the changes to Chapters for the Town Plan. Mr. Hayes noted that there would also be added a section regarding the adopted Morehouse Civic Plan which should be updated for the changes in Solar and the proposed Bus depot and proposed bathroom facilities.
 - (3) Draft Town Plan of Conservation and Development, 2017-18; Plan Map for discussion. The Land Use Director displayed the new GIS Land Use Map. The Chairman indicated that the Planning and Zoning Commission would be seeking input from Glenn Chalder regarding its efforts to finalize the language in the Town Plan of Conservation and Development 2017-18.

ADMINISTRATIVE AND OTHER MATTERS (continued):

1. Minutes of Special Meeting February 21, 2018 of the Easton Planning and Zoning Commission – Motion was made by Wallace Williams, seconded by Raymond Martin, to approve the Minutes for the Special Meeting of February 21, 2018 as filed. The vote was unanimous, 3-0, motion carried. Justin Giorlando and Robert Maquat did not vote.
2. ZEO Report – None received.
7. Correspondence (continued): Discussion was held regarding the copy of a survey received by the Commission and the Commission decided they need a better forum to communicate with the townspeople other than through a survey. The Commission determined that possibly a facebook page would be appropriate like Positively Stratford or Trumbull to enhance a sense of community and give the Commission useful feedback in planning for the community.

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At approximately 8:25pm, there being no other business to be conducted, motion was made by Raymond Martin, seconded by Justin Giorlando, to adjourn the Special Meeting. The vote was unanimous, 5-0, motion carried.


Margaret Ahanian, Recording Secretary