

PRELIMINARY MINUTES OF REGULAR MEETING
DECEMBER 9, 2013 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 7:04pm
Regular Members present: Robert Maquat, Steve Carlson, Robert DeVellis and Milan Spisek
Regular Members absent: Wallace Williams
Alternate Members absent: Raymond Martin and Ross Ogden
Town Officials present: John Hayes, Land Use Director

OTHER ITEMS FOR DISCUSSION/POSSIBLE ACTION:

- 3) Review and possible approval of Certificate of Zoning Compliance and final site plan to be filed in the Easton Land Records for Easton Village Store, 440 Sport Hill Road. 4) State-mandated merger of regional planning agencies. (Deadline for local response is January 1, 2014.) Present at the meeting was Thomas Dollard, neighbor of the Easton Village Store and Doug Novak, Property Manager of the Easton Village Store. Mr. Dollard stated that Doug Novak and Marsel Huribal, owner of the Easton Village Store, met for cocktails at his house and reviewed the lighting and screening from his perspective. Doug Novak stated that he had planted 8 white pines and would be planting 4 more for a total of 12 white pine which would be staggered. ("The Zoning Location Survey, Prepared for Marsel Huribal, 'Easton Village Store', #438 and #440 Sport Hill Road, Easton, CT., last revised November 13, 2013 was marked up by Doug Novak to indicate the changes in the tree plantings.) Mr. Novak stated that the parking lot lights will be turned off before midnight. Mr. Novak also indicated that the lights on the south side of the building on the upper side of the building had been disabled and that the accent lights on the building had been reduced to 60 watts. It was also noted that the chairs on the patio will be reduced to 36 chairs. A new plan will be submitted by the next meeting indicating the changes.

ADMINISTRATIVE ITEMS:

1. ZEO Report- The Chairman noted an "INSPECTION REPORT" dated 12/9/13 prepared by the Zoning Enforcement Officer, Phillip A. Doremus.
2. 55 Silver Hill Road – The Chairman gave the Commission and the members of the public an update on 55 Silver Hill Road and referred to the following items received:
 - a. "INSPECTION REPORT" dated 12/9/13 prepared by the ZEO, Phillip A. Doremus.
 - b. E-mail dated November 27, 2013 from Deputy Fire Marshal, Schuyler Sherwood with report on inspection of 55 Silver Hill Road attached.
 - c. Confidential Communication to Ira Bloom, Esq. dated December 9, 2013 from Peter V. Gelderman, Esq. Re: Nexus Sober House – 55 Silver Hill Road.

The Chairman stated that Attorney Bloom would be responding to the Confidential Communication received from Peter V. Gelderman, Esq. The Chairman expects that the response should be before the next meeting December 16, 2013.

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OTHER ITEMS FOR DISCUSSION/POSSIBLE ACTION:

- 1) Discussion/possible receipt of Proposed amendment to the Easton Zoning Regulations: Amend Section 7.12 of the Easton Zoning Regulations, SPECIAL EXCEPTION FOR PRE-EXISTING FARM AND FOREST ACTIVITIES, subsection 7.12.2 concerning processing and sale of forest and tree products. This item was tabled to the Planning and Zoning Meeting next week.
- 4) State-mandated merger of regional planning agencies. (Deadline for local response is January 1, 2014.) A discussion was held regarding the two options. The Land Use Director, John Hayes, will draft a response report to the Board of Selectmen for the next Planning and Zoning meeting.
- 2) Discussion and possible action on 8-24 Referral from the Board of Selectmen dated November 8, 2013, received November 12, 2013, for Proposed Dog Park at Town-owned Morehouse Road property tract. The Commission discussed the referral received from the Board of Selectmen by memo of November 8, 2013 to the Easton Planning and Zoning Commission for the Town of Easton to use Town property for a proposed dog park on the Morehouse Road tract. The Commission also reviewed a map entitled "Map Showing Proposed Dog Park, Morehouse Road, For Easton Park and Recreation, Easton, CT, Sept. 10, 2013" which was submitted with the Minutes from the Board of Selectmen's Meeting of November 7, 2013.

Motion was made by Robert Maquat, seconded by Steve Carlson, to give an unfavorable report to the Board of Selectmen regarding the proposed dog park at the specific location depicted on the map dated September 10, 2013, based on the extensive planning work which has been done to date by both Planning and Zoning and the Parks and Recreation Commission for the Morehouse Road property tract and based on the fact that this proposed location would be inconsistent with that planning. The vote was unanimous, 4-0, motion carried.

ADMINISTRATIVE ITEMS:

3. Minutes of Meetings: 7/25/13 (special meeting), 8/12/13, 8/26/12, 9/16/13, 9/23/13, 9/30/13, 10/21/13, 10/28/13 and 11/25/13.

Minutes for Special Meeting 7/25/13– Motion was made by Steve Carlson, seconded by Robert DeVellis, to approve the minutes of the Special Meeting of 7/25/13 (relating to Seclow), as amended. Milan Spisek did not vote as he was not present at that meeting. The vote was 3-0, motion carried.

Minutes for Regular Meeting 8/12/13– Motion was made by Robert DeVellis, seconded by Steve Carlson, to approve the minutes of the Regular Meeting of 8/12/13, as amended. Milan Spisek did not vote as he was not present at that meeting. The vote was 3-0, motion carried.

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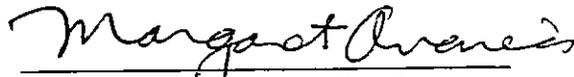
ADMINISTRATIVE ITEMS:

3. Minutes of Meetings (continued)

Minutes for Regular Meeting 8/26/13– Motion was made by Robert DeVellis, seconded by Steve Carlson, to approve the minutes of the Regular Meeting of 8/26/13, as amended. Milan Spisek did not vote as he was not present at that meeting. The vote was 3-0, motion carried.

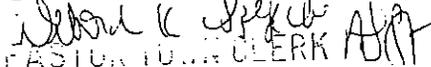
At approximately 8:15PM motion was made by Milan Spisek, seconded by Steve Carlson, to go into Executive Session to discuss pending litigation. The vote was 4-0, motion carried.

At approximately 8:30PM motion was made by Robert DeVellis, seconded by Milan Spisek, to come out of Executive Session. There being no other business to conduct, a motion was immediately made by Robert DeVellis, seconded by Milan Spisek, to adjourn the meeting. The vote was unanimous, 4 in favor, none opposed.


Margaret Anaya, Recording Secretary

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ROBERT K. SPISEK, CLERK

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