



TOWN OF EASTON

Department of Planning & Community Development

Meeting Minutes
December 7, 2009

Present: Gregory Strange, Acting Chair; Colin Gillis, Clerk; Walter Johnson; John Duggan; Peter Deschenes; Alice Savage, Planning Director

Absent: Christine Santoro, Chair

Gregory Strange called the meeting to order at 6:30 p.m.

Colin Gillis arrived at 7:00 p.m.

6:30 P.M. BOARD BUSINESS

1. Approval of minutes:

John Duggan motions to approve the minutes of October 13, 2009, seconded by Walter Johnson. Motion passes (4-0-0)

John Duggan motions to approve the minutes of October 26, 2009, seconded by Walter Johnson. Motion passes (4-0-0)

July 29, 2009 joint meeting minutes of Queset Commons

2. Alice informs the Board that the Affordable Housing Trust Plan will be put off until the next meeting. The Board will have the opportunity to submit comments to the CPC again.
3. Discussion: Scheduling Hearings for Unfinished Subdivisions

Ms. Savage asked the question "What to do about all the unfinished subdivisions in Town?" She informs the Board that the Office Clerk is working on a list of unfinished subdivisions. She suggests notifying the developers and to schedule a hearing for the second meeting in January, 2010, which they should attend to discuss each situation. It was asked "What to do if the developer is now out of business?" Suggested that if can't find the developer, publish a public hearing notice and pull the bond to complete the road. John Duggan asked if a road cost estimate is done prior to pulling a bond. Ms. Savage does not believe the subdivisions

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are in that bad shape and the bond we currently have may cover the completion costs. Money left over after completion goes into the State unclaimed property if cannot locate the developer. Walter concerned that a developer that has not completed a subdivision after many years, suggests that if they come before the Board again, have to be strict or not approve.

Ms. Savage also informs that Board that the developer for Alderwood Estates will be re-notified. The correct developer has come forward since the public hearing of default. She suggests the Board set a timeline to be completed or the bond will be pulled to complete.

4. Request for further discussion on 210 Poquanticut, zoning determination

Gregory Strange recuses himself and appoints John Duggan as Acting Chair.

Present: David Marsan

Attorney Marsan explains to the Board the reason before the Board is to ask the board to reconsider the previous decision. He does not agree with the language in the bylaw, and feels that Town Counsel's response did not answer the question.

John Duggan, from his reading of the bylaw, the 100 feet of width and 100 feet of depth is to be maintained throughout.

Attorney Marsan states the bylaw does not say that; does not talk about a continuous line. He reads from the Bylaw "...for any lot that has 150 ft of frontage that frontage should be maintained to be continuous (two parallel lines)." He feels that the 100 feet width only refers to a distance of 100 feet depth.

Attorney Marsan feels his only other alternative is to file an appeal with the Zoning Board of Appeals.

John Duggan explains, and Walter Johnson agrees, that the Board will stand by the opinion of Town Counsel.

Colin Gillis arrives at 7:00 p.m.

**7:00 P.M. Form F: Certificate of Performance (Covenant of Approval Release)
Form G: Bond/Lot Release Request Form**

Puddingstone Estates (09-19)

Ms. Savage makes a name and address correction for this project from Resource Restoration Corporation to address Robert & Joanne Carroll, PO Box 237, North Easton. She reviews a Road Cost Estimate, dated December 2, 2009, for completion of the roadway, in the amount of \$50,006.00.

1. Trees required as vegetative buffer do not appear to be located as per approved plans. Observed one bare patch.
2. Standing water was observed in the island.
Mr. Carroll responds that they island will be graded up to elevate the problem.
3. A temporary street sign should be installed.
4. One oil and grit separator (3 manholes) and one manhole appear to be buried, and could not be observed.
5. Pending receipt of core sample results, the binder course is considered incomplete.
Mr. Carroll responds that the core sample test results have been received.
6. Pending receipt of the compaction test results, the base course is considered incomplete.
Mr. Carroll responds that the compaction test results have been received.
7. Pending confirmation from the water department of a successful inspection, water appurtenances are considered incomplete. All water mains have been installed and pressure tested, the department is waiting for lab results on the water quality testing.
Mr. Carroll explains that a company called WinWater did the water tests and the Water Department witnesses. Water Department has inspected the installation, but not received the water quality test results.

Colin Gillis motions to set bond at \$50,006 and receipt of water quality test results, seconded by Walter Johnson. Motion passes (5-0-0)

Form G: Bond/Lot Release Request Form: Stonemore Place (05-07, 07-04)

Present: Rick Bodio

Ms Savage reviewed a Street Inspection Report and Road Cost Estimate, dated December 4, 2009 for three items. The Road Cost Estimate is in the amount of \$223,480.00.

1. The plan shows infiltration trenches located on both sides of the roadway between station 2+80 and 4+20; and at between stations 6+60 and 9+60. The office was not contacted to conduct in-progress inspections, therefore, the application should provide evidence (e.g. as-built plan) showing the infiltration trenches were installed as proposed.
2. Pending receipt of core sample results, the binder course and sidewalk are considered incomplete.
3. Pending receipt of the compaction test results, the base course is considered incomplete.

Mr. Bodio states he received the Road Cost Estimate this afternoon at 5:00 p.m. He further states that he submitted the letter to get on the December 21, 2009 meeting. A year ago was given a RCE to release 3 lots, in the amount of \$19,000. He feels the numbers are off the charts, and asked to continue to the next meeting so he could discuss the numbers. Colin Gillis suggests having another person look at the subdivision.

Ms. Savage recommends to the Board to not approve releasing any lots due to items that are not complete.

John Duggan motions to continue to January 11, 2010, seconded by Walter Johnson. Motion passes (5-0-0)

OTHER BUSINESS

December 21, 2009 meeting was voted to cancel.

ADJOURN

Walter Johnson motions to adjourn at 7:40 p.m., seconded by Colin Gillis.

Respectfully submitted by Pamela Almeida, Recording Secretary.

Signed by,

Colin W. Gillis

Date

1/25/10