

REGULAR MEETING MINUTES MAY 18, 2020
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 Regular Meeting, Virtual Meeting via ZOOM, to order at approximately 7:05 pm.

Regular Members present: Raymond Martin, Robert Maquat, Thomas Maisano, Wallace William and Ross Ogden

Alternate Members present: Alison Sternberg

Alternate Member absent: Walter Kowalczyk and Jay Habansky

UNFINISHED BUSINESS:

PUBLIC HEARING: The hearing was recessed from March 9, 2020

Subdivision Application, 19-01, Record Subdivision Map Prepared For Stefan Abelin, #40 Far Horizons Drive, Easton, Connecticut, dated November 18, 2019, last revised 5/1/20. The plan consists of 2 lots, both off Far Horizons Drive. The Chairman read the notice for the meeting.

Ian Eller, J. Edwards & Associates, LLC, 227 Stepney Road, Easton, CT, discussed the new set of plan maps (6 sheets) submitted that night, dated November 18, 2019, last revised 5/01/20, which addressed additional comments from Public Works and Land Use comments regarding Open Space.

The Chairman noted the following items for the record:

1. Letter dated March 24, 2020 to Planning & Zoning Commission from Bruce Bombero Sr., P.E., L.S., Assistant Town Engineer, Deputy Director of Public Works (2 pages).
2. Document entitled "Stormwater Management Plan for Stefan Abelin, 40 Far Horizons Drive, Easton, Connecticut dated November 18, 2019, last revised 5/1/20", prepared by J. Edwards & Associates, LLC, 227 Stepney Road, Easton, CT 06612.
3. Packet of six maps prepared by J Edwards & Associates, LLC:
 - 1) "Record Subdivision Map Prepared For Stefan Abelin, #40 Far Horizons Drive, Easton, Connecticut", dated November 18, 2019, revised 5/01/20.
 - 2) "Overall Site Development Plan, #40 Far Horizons Drive, Easton, Connecticut", dated November 18, 2019, revised 5/01/20.
 - 3) "Site Development Plan Lot 2, #40 Far Horizons Drive, Easton, Connecticut", dated November 18, 2019, revised 5/01/20.
 - 4) "Detail Plan, #40 Far Horizons Drive, Easton, Connecticut", dated November 18, 2019, Last revised 5/01/20.
 - 5) "Erosion Controls Detail Sheet, #40 Far Horizons Drive, Easton, Connecticut", dated March 1, 2015, revised 5/01/20.
 - 6) "Drainage Area Map, #40 Far Horizons Drive, Easton Connecticut ", dated November 30, 2015, last revised 5/01/20.

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UNFINISHED BUSINESS:

PUBLIC HEARING: (continued)

4. E-mail dated May 14, 2020 from Ian Eller to Margaret Anania, Jason Edwards Re: ZOOM Meeting, with attachment of six maps Re: Subdivision 40 Horizons Drive Open Space w/drainage.
5. E-mail dated March 18 2020 from Ian Eller to Margaret Anania, Re: 40 Far Horizons Drive Extension Letter with Extension Letter from Larry Edwards dated March 10, 2020 attached.

One member of the public spoke, Jeff Becker, regarding signage for the pathway to Open Space. Justin Giorlando stated that the 10 foot path was for access for the Town and that the primary function of the Open Space is to protect the brook and habitat.

Edward Nagy, P. E. spoke regarding the following items:

1. Correct Open Space acreage numbers on Subdivision Map, Sheet 1 of 6, specifically the bottom two numbers, under the Open Space Analysis.
2. Spelling error – Drewberrie Street should be Drewbarrie Lane.
3. Items 5 to 7 on the notes on Sheet 1 have a squiggly line through it; please remove for clarity.
4. Sheet 4 – Reference detail on timber for guide railing; show railing location along driveway.

It was noted that the applicant had to go back to the Inland/Wetlands Commission for an amendment to their Inland/Wetlands permit due to comments from Public Works regarding the additional disturbance of the Regulated Wetland Area.

The Chairman declared the public closed. The Commission will make its decision after the receipt of the report from the Inland/Wetlands Agency.

REVIEW AND APPROVAL OF MINUTES:

Minutes of Regular Meeting March 9, 2020 of the Easton Planning and Zoning Commission. Motion was made by Wallace Williams, seconded by Ray Martin, to approve the minutes for March 9, 2020 of the Easton Planning and Zoning Commission as presented. The vote was unanimous, 5-0, motion carried.

ZONING ENFORCEMENT REPORT:

Zoning Enforcement Report:

- Zoning Violation for 120 Maple Road – Justin Giorlando verified Phil Doremus had inspected the property and noted dumpsters and commercial vehicles. The Commission discussed its options and determined by consensus to send a letter of invitation to the next Virtual Meeting via ZOOM to the owner of the property.
- Response by Durelle M. and R. Scott Green, 235-245 Staples Road – Justin Giorlando stated that he had spoken with the owner and got her e-mail and sent her the Subdivision map referenced in her deed noting the caretaker structure. He stated that they were supposed to speak again on Friday, but did not connect.

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ZONING ENFORCEMENT REPORT:

Zoning Enforcement Report: (continued)

- Response by Durelle M. and R. Scott Green, 235-245 Staples Road (continued)
Justin Giorlando stated that there was no back-up plan noted for an unused caretaker's house.

The Commission discussed the running of the commercial catering business advertised on their website. Justin Giorlando stated that the husband is a manager of a restaurant in Westport. Justin also noted that there is a Zoning Regulation that regulates Special Events and Weddings. Justin noted that he had received verification from the property owner that they are not running a business from their home.

- Zoning Complaint for 77 Wintergreen Drive – The Zoning Secretary noted that she had spoken with the Complainant on 5/14/20 and that she stated that the owners were living there presently and that there was only one person staying there for one week or a week and a half. This item will be monitored.
- Zoning Violation for 45 Westport Road – Section 3500 and 5100, Home-based businesses. The violation was noted. The owner received the certified mail and he came into Town Hall, was given copies of the Sections of the Regulations applicable. The Zoning Secretary noted that she had spoken to the Complainant and that he stated that the property had been cleaned up a little by the removal of piping, sinks and debris; however, they still had 20 yards of masonry stone and 30 to 40 yards of leaves. This item will be monitored.
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- Zoning Violation, 740 Stepney Rd/15 Hayes St, Section 3310, recreational vehicle storage. The violation was noted; the green card did not come back. The Commission determined that a Second Notice of Zoning Violation should be sent.

Announcements/Correspondence:

- Receipt of Special Permit Application SP-20-01, 20 Todds Way, ground-mounted solar. The Zoning Secretary stated that Due to Covid-19, the public hearing scheduled for April 13, 2020 had been rescheduled to June 22, 2020; it now appears this will be a Virtual Meeting via ZOOM; the legal notice will need to be revised
- The Chairman briefly mentioned that Justin and he had been to the BOF Budget Meeting and that even though the P&Z budget had gone down 5.26%, it was reduced again.

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NEW BUSINESS:

- Letter of Support for the OSWA Grant Purchase of South Park Property – Justin Giorlando introduced the Grant Opportunity for Acquiring Open Space and Watershed Protection.; the grant is for up to 65% of the purchase price of the property. Mr. Giorlando stated that the Aspetuck Land Trust was interested in the property as it would provide 3,300ft of additional bank and connect 2 separate preserves. Mr. Giorlando discussed a map and showed the approximate revision of the two parcels which will be through a Lot Line Revision. He noted that it is being discussed by the South Park Advisory Committee and that an appraisal had been ordered and a surveyor contacted.

A member of the public, June Logie, questioned the Lot Line Revision process. The Chair stated that due to the magnitude of this item, the Lot Line Revision should be weighed in by those Commissions that would normally weigh in on it.

June Logie, member of the public, questioned whether this could be done by the date required by the Grant.

Justin Giorlando stated that they have already reached out to Conservation and also to the Aspetuck Land Trust and Trout Unlimited.

June Logie, member of the public suggested reaching out to Joan Winter regarding the protection of the turtles; Justin Giorlando said he believed he had and but would reach out to her following the meeting..

Jeff Becker, member of the public, also discussed the protection of the turtles and the Lot Line Revision.

It was noted that there is nothing to stop you from changing the Lot Revision Lines as you are not creating a buildable lot.

June Logie, member of the public, questioned whether the grant specifically requested feedback from Planning & Zoning.

Justin Giorlando stated that the grant does specifically call out Planning & Zoning.

It was noted in the Letter of Support that it is consistent with the Town Plan of Conservation and Development 2018.

The Chair asked if there were any modifications to the Letter of Support needed.

Wallace Williams noted that in the middle paragraph the word opposing should be changed; it was determined that the word facing was more appropriate.

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NEW BUSINESS:

- Letter of Support for the OSHA Grant Purchase of South Park Property (continued)
Wallace Williams also noted that it should be made clear which portion of the property was being sold. Justin Giorlando stated that the 2 lots could be listed with the 2 addresses, one 18 for the property being sold and the other 22 for the property not being sold; this could be done on top of the letter.

By consensus the Commission determined that this Support letter, as modified with the two discussed changes, would make this letter an accurate presentation that can be supported by the Easton Planning and Zoning Commission.

June Logie questioned the point system for this Grant application; Justin Giorlando explained the points and which organizations and people they were reaching out to for support.

UNFINISHED BUSINESS: (continued)

- Amendment to Easton Zoning Regulations for Managed Residential Homes – The amendment to the Easton Zoning Regulations for Managed Residential Homes was briefly discussed. Ray Martin stated that parking was a concern. Justin Giorlando stated he had changed parking and other items, as discussed. The Commission will receive the updated document and continue to review.
- Mr. Giorlando stated that regarding the TAP application for the multi-use paths on Sport Hill Road is under review by the CT DOT Consultant and we are awaiting an update.
- GIS Projects - He discussed he was continuing to work with Jean Stetz-Puchalski to make an Interactive GIS Map that will show Easton Agri-tourism, publicly accessible Open Space, trails and bikeways and other points of interest in Easton.

ADDED TO THE AGENDA:

Motion was made by Ross Ogden, seconded by Wallace Williams, to add to the agenda the discussion of an amendment to the Easton Zoning Regulations regarding Commercial Vehicle Storage. The vote was unanimous, 5-0, motion carried. Justin Giorlando noted the Zoning Violation for 120 Maple Road and the use of diesel trucks early in the morning and having employees come to the property. This proposed amendment will be e-mailed to the Commission with the proposed amendment for Managed Residential Homes; these items will be discussed at the next meeting June 8, 2020.

At approximately 8:30 pm, there being no other business to be conducted, motion was made by, Wallace Williams, seconded by Ross Ogden, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary