

REGULAR MEETING MINUTES JULY 13, 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 7:00 pm.

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

Regular Members absent: Thomas Maisano and Ross Ogden

Alternate Members present: Jay Habansky

Alternate Members absent: Alison Sternberg and Walter Kowalczyk

For the record: Chairman Robert Maquat appointed Jay Habansky to vote for Ross Ogden

PUBLIC HEARING: 7:00PM

Special Permit Application, Submitted on behalf of Daniel Perlicki, 20 Todds Way – The public hearing had been recessed on June 22, 2020; however, the application was withdrawn by the applicant, Momentum Solar, on June 30, 2020.

REVIEW AND APPROVAL OF MINUTES:

Minutes of Regular Meeting June 22, 2020 of the Easton Planning and Zoning Commission. Motion was made by Wallace Williams, seconded by Raymond Martin, to approve the minutes for June 22, 2020 Easton Planning and Zoning Commission Meeting subject to the correction of one small typo in the last sentence of the second paragraph from the bottom of page 2; the first word “the” should be changed to “to”. The vote was unanimous, 4-0, motion carried.

ZONING ENFORCEMENT REPORT:

Zoning Enforcement Report:

- Potential violation for 57/59 Church Road – Section 6300, Exterior Lighting – Discussion and possible action. Justin Giorlando stated that the Magners had filed a complaint and he tried to resolve it with the Church. Russ Bailas stated he is a member of Christ Church and on their Vestry. Mr. Bailas stated that the Church has been broken into five times. He stated that he is their licensed electrician and the pole with the offending light has been there since 1997. He has redirected the light as much as possible; however, they need a new pole and light to fully resolve the issue. The new pole will be placed in the corner of the lot faced away from the Magners’ property onto the parking lot and Church. Due to Covid-19, there is a lack of money to acquire a pole. Mr. Bailas stated he has been trying to get one donated to the Church. Mr. Bailas asked the Commission to send the regulations regarding lighting to him.

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ZONING ENFORCEMENT REPORT:

Zoning Enforcement Report (continued):

- Zoning Violation for 77 Wintergreen Drive – Section 3320, Rooming House and Section 5320, Rooming House – Update on status of violation – The Secretary stated that she called the complainant. No change; people still renting rooms to no more than 3 unrelated people. The Commission determined that this should be removed from agenda.
- Zoning Violation for 740 Stepney Rd/15 Hayes St - Section 3310, recreational vehicle storage – Update on status of violation. The ZEO stated that he did not see any boats but he did see a blue tarp covering something. The Commission determined that the ZEO should speak to the complainants and possibly go on their property to see if there is anything else he can see from their property.
- Zoning Violation for 45 Westport Road – Section 3500 and 5100, Home-based businesses – Update on status of violation. The Secretary stated she called the complainant and spoke with the husband. Wife was to call back; she did not call back. This item will continue to be monitored.
- Zoning Violation for 120 Maple Road – Section 3310, Parking, Commercial Vehicles – Update on status of violation - Mr. January had sent an e-mail to Planning and Zoning which had been forwarded to the Commission. Mr. January attended the ZOOM meeting and stated that they had made an agreement at the Meeting of June 8, 2020 to get rid of the dumpsters and two big trucks. He stated that the trucks were still there and that his wife had reported that there are still two dumpsters on the site with no change in the white tractor trailer. Mr. January also stated that there now was an excavator. Mr. January questioned the status of the unpermitted driveway the owners were still using. The Commission determined that they would like Phil Doremus to contact the owner, walk the site with the owner, and note any violations that he sees. The Secretary will call Public Works regarding the driveway.

UNFINISHED BUSINESS:

- Review Subdivision Regulations – Justin Giorlando stated that outside consultant Glenn Chalder has submitted a “Letter of Agreement” with the Town at a considerable discount.
- GIS Project – Justin Giorlando stated that METROCOG was creating a regional trail viewer and had reached out to everyone for a list of trails.
- Planning Initiatives – The Chair stated that there are many initiatives that could be worked on. The Board of Selectmen suggested that Planning and Zoning get the pulse of the Town while pursuing the initiatives. Planning and Zoning has a good roadmap, they just need to work in concert with the Board of Selectmen to move forward.

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Announcements/Correspondence:

- DEEP Open Space and Watershed Land Acquisition Grant - Aspetuck filed the application for the DEEP Open Space and Watershed Land Acquisition Grant on June 30, 2020.
- “Sustainable CT” – Making progress. They have an intern working and they are anxious to help the Towns meet their goals. The Sustainable CT Team is going through the Master Actions List to see what the Town has done and what may be done in the future. Commissioner Jay Habansky stated he is going through a similar process with the Town of Stratford and that it is extremely time consuming as you need to supply the required documentation and formal policy.

At approximately 7:35 pm, there being no other business to be conducted, motion was made by, Wallace Williams, seconded by Raymond Martin to adjourn the meeting. The vote was unanimous, 4-0, motion carried.

  
Margaret Anania, Recording Secretary