

REGULAR MEETING MINUTES JULY 27, 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, Ross Ogden, Robert Maquat and Wallace Williams (arrived at 7:05pm)

Regular Members absent: Thomas Maisano

Alternate Members present: Alison Sternberg and Walter Kowalczyk

Alternate Members absent: Jay Habansky

For the record: Chair Robert Maquat appointed Walter Kowalczyk to vote for Thomas Maisano

UNFINISHED BUSINESS:

- *Zoning Amendment Sections 3250.7 & 5340* – Add “Managed Residential Home” as a permitted principal structure and use – Justin Giorlando stated that there was need for a definition of Individual Residential Unit.
- *Zoning Amendment Section 3310 Parking, 3. Commercial Vehicle Storage* – No discussion of draft amendment
- *Grant Application* – TAP Grant; pending DOT review; no change per Justin Giorlando
- *GIS Project* – Create GIS portals for Open Space, Agri-Tourism, and Trails/Bikeways – A list of trails had been made and is waiting for review by Dori Wollen, Chair, with Conservation Commission of Trails/Bikeways.
- *Review Subdivision Regulations* – Justin Giorlando stated that outside consultant Glenn Chalder has submitted a “Letter of Agreement” with the Town at a considerable discount and that he was waiting to hear how it will be paid.

ANNOUNCEMENTS/CORRESPONDENCE:

- *77 Wintergreen Drive* – It was noted by Justin Giorlando that no violation had ever been issued for this property.
- *SustainableCT* – The Town has updated its POCD and Zoning Regulations which may count towards credited actions; however, the teams may give the Town some ideas for consideration in the future.
- *TTAC Meeting Update:*
No update on TAP Grant
LOCIP – Bridges update
1st South Park Avenue Bridge – almost totally complete; finishing punch list.

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ANNOUNCEMENTS/CORRESPONDENCE: (continued)

2nd South Park Avenue Bridge – ready for bids soon.

Two additional projects:

Bridge on Judd Road at Monroe border

Bridge at Valley Road

State DOT – Justin stated that the State DOT would be doing midblock crosswalks at Silverman's and The Apple Barn

ZONING ENFORCEMENT REPORT:

Zoning Enforcement Report:

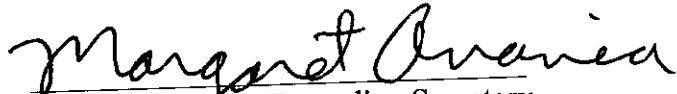
- Zoning Violation for 120 Maple Road – Section 3310, Parking, Commercial Vehicles – Update on status of violation - Mr. January had sent e-mails to Planning and Zoning which had been forwarded to the Commission. Mr. January attended the ZOOM meeting and stated that the owner had made an agreement at the Meeting of June 8, 2020 and has not kept that agreement as there are at least two dumpsters all the time, a new dumpster docking station and several commercial vehicles. Mr. January also stated that the owner had intensified the business with the driveway opening on Judd Road. The letter from Public Works was forwarded to the Commission regarding the illegal driveway on Judd Road. The Commission determined that there should be two visits to the property, the first, unannounced and the second one, by an appointment (Tel. #203-261-7070). Commissioner Ray Martin stated he would be glad to visit the property with the ZEO, Phillip Doremus.
- Potential violation for 5 Knapp Street – Section 34301. Recreation Structures – A complaint stated that there was hot tub in the setback without a permit. A letter had been sent to the owner today.
- Zoning Violation for 740 Stepney Rd/15 Hayes St - Section 3310, recreational vehicle storage – Update on status of violation. No change
- Zoning Violation for 45 Westport Road – Section 3500 and 5100, Home-based businesses – No change
- Potential violation for 57/59 Church Road – Section 6300, Exterior Lighting – No change

REVIEW AND APPROVAL OF MINUTES:

Minutes of Regular Meeting July 13, 2020 of the Easton Planning and Zoning Commission Motion was made by Wallace Williams, seconded by Raymond Martin, to approve the Minutes for July 13, 2020 Easton Planning and Zoning Commission Meeting subject to the correction, that 77 Wintergreen Drive was not issued a Zoning Violation. The vote was unanimous, 3-0, motion carried. Ross Ogden and Walter Kowalczyk did not vote as they did not attend that meeting.

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At approximately 7:45 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 Anahia, Recording Secretary