

REGULAR MEETING MINUTES SEPTEMBER 14, 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 7:03 pm.

Regular Members present: Ross Ogden, Robert Maquat, Thomas Maisano, Wallace Williams and Raymond Martin (arrived shortly after meeting started)

Alternate Members present: Walter Kowalczyk and Alison Sternberg

Alternate Member absent: Jay Habansky

ZONING ENFORCEMENT REPORT:

Zoning Enforcement Report:

- Potential violation for 5 Knapp Street – Section 34301. Recreation Structures – Received e-mail. The Commission determined that a letter should be sent to 5 Knapp Street requesting that an application must be submitted within 30 days or a Violation will be issued.
- Zoning Violation for 740 Stepney Rd/15 Hayes St - Section 3310, recreational vehicle storage – Received memo from Phil Doremus. No response has been made to the violations sent. This item should be remanded to Ira Bloom like 120 Maple Road.
- Zoning Violation for 45 Westport Road – Section 3500 and 5100, Home-based businesses – Secretary called and new video received; will forward to the Zoning Enforcement Officer.
- Potential violation for 57/59 Church Road – Section 6300, Exterior Lighting – No change

Unfinished Business:

- Acceptance of SP-20-02, Special Permit Application, Submitted on behalf of Marcus G. and Karen B. Weinseiss, 81 Tranquility Drive, by SAVCAT, INC., to install a ground-mounted solar array, as depicted on a site map dated 7/11/20. – No change. Nothing new received. No answers to e-mails sent. Justin Giorlando stated that the application was still not complete; no public hearing scheduled. Secretary was asked to call the applicant regarding the application; missing materials must be received by next meeting
- *Plan of Conservation & Development Amendment Section 6* – Add “6.6. Recommended Plans and Programs to Support Easton’s Conservation, Development, and Infrastructure Strategies” – Document was circulated to the Commission. The Commission determined that it looks good. This item will be discussed at a tentatively scheduled meeting with the First Selectman for Thursday, September 17, 2020.

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UNFINISHED BUSINESS (continued):

The Chairman stated that he had received a draft letter from Justin Giorlando regarding the Planning Initiatives the Commission and was hoping to discuss at a future meeting tentatively scheduled for this Thursday with the First Selectman, David Bindelglass, and Justin Giorlando.

- *Zoning Amendment Sections 3250.7 & 5340* – Add “Managed Residential Home” as a permitted principal structure and use – It was determined by the Commission that the document is in good shape to go to public hearing. Await result of Thursday’s Meeting.
- *Zoning Amendment Section 3310 Parking, 3. Commercial Vehicle Storage* – It was determined by the Commission that the document is in good shape to go to public hearing. Await result of Thursday’s Meeting. Further discussion was held on this item and it was determined that the allowable working time should be set for 6 days a week, Monday through Saturday, 6:00am to 6:00pm.
- *Other Zoning Regulations Needing a Possible Amendment* – Several other items were noted as needing changing:
  1. *Accessory Apartment* - Ratio for the 3 acre Zone should be 40% like the one acre zone. Also, if part of basement or attic is livable space (heated) it should be counted towards the amount of finished space.
  2. *Swimming Pool equipment* – It should be noted in the Regulations that it must meet the 40 foot setback.
  3. *Roof-mounted flush solar panels* - It should be noted in the Regulations that solar panels that are considered flush, parallel to the roof, do not need a Zoning Permit. If the solar panels are to be located on the roof are raised over a certain amount, they will need a Zoning Permit.
  4. *Propane Tanks* – It should be noted in the Regulations that propane tanks greater than 100 gallons must meet the 40 foot setback.
  5. *Air B & B* – A section should be added to the Regulations regarding Air B & B as the current Regulations do not address it. The Section should go near the Sections on Roomers and Boarders and Accessory Apartments.
- *Grant Application* – TAP Grant; Justin Giorlando received a report and it was determined that the review was complete but there appears to be issues with the DOT consultant’s cost estimate that need to be clarified between the town, MetroCOG, and the DOT at a future meeting.
- *GIS Project* – Justin Giorlando stated that he is creating the Agri-Tourism portal with Jean Stetz-Puchalski. The Open Space and Trails/Bikeways portals have been eliminated at this time as Conservation does not want them listed; open space and trails are already listed on the Town web-site.

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UNFINISHED BUSINESS (continued):

- Review Subdivision Regulations – It was noted that the agreement had been signed and that “old” Subdivision Regulations had been sent to Glenn Chalder. Also, the paper copy will be sent tomorrow.

ANNOUNCEMENTS/CORRESPONDENCE:

- Community Connectivity Grant – Justin Giorlando stated that this grant was for walkability and biking, connecting people with destinations and also sidewalks. It may be an opportunity to develop some of the ideas out of last fall’s design charrette.
- Transportation Improvement Program – Draft – Justin briefly discussed the Transportation Improvement Plan for the Greater Bridgeport and Valley Metropolitan Planning Organization provided by METROCOG; the website allows for comments to be taken thru September 24, 2020. A public information meeting will be held September 17, 2020. The Secretary will forward the e-mail to the Commission so they may review it and possibly comment.
- T2 Center Speed Display Sign Program – Justin Giorlando stated that the Town gets two free machines to be set up in Easton; these machines will be placed in accordance with the Police Commission at locations they determine are desirable. These machines will contain information useful information for planning.

REVIEW AND APPROVAL OF MINUTES:

Minutes of Regular Meeting August 24, 2020 of the Easton Planning and Zoning Commission. Motion was made by Wallace Williams, seconded by Raymond Martin, to approve the Minutes for August 24, 2020 Easton Planning and Zoning Commission Meeting as presented. The vote was unanimous, 5-0, motion carried.

At approximately 8:15 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