

REGULAR MEETING MINUTES JUNE 8, 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 and Jay Habansky

Alternate Member absent: Walter Kowalczyk

ZONING ENFORCEMENT REPORT:

Zoning Enforcement Report:

- Zoning Violation for 120 Maple Road – Justin Giorlando had previously verified that Phil Doremus had inspected the property and noted dumpsters and commercial vehicles. The Commission discussed the current conditions at 120 Maple Road with the owner Cindy Fales and her Attorney, Daniel Shepro, Shepro & Hawkins, LLC, 2103 Main Street, Stratford, CT. The neighbor at 130 Maple Road, Robert January, also spoke regarding the current conditions at 120 Maple Road.

The Chairman discussed reduction in the overall activity at 120 Maple Road with the owner Cindy Fales. Consensus was reached regarding the following:

The two dumpsters currently on-site should be gone in two weeks.

The two commercial vehicles on-site should be stored away from site of the neighbor and if possible, reduction of noise.

There shall be a reduction in the overall activity on this site.

The owner stated that the trailer on-site had no wheels and was used to store her own lawn equipment. This item will be reviewed.

The owner stated that the driveway was pre-existing and shown on a 1978 survey that the Assistant Town Engineer, Bruce Bombero, P.E. had. The Chairman noted that you need to apply for a driveway permit when creating a driveway. It was noted that Cindy Fales was issued a Driveway Violation by Public Works. Planning and Zoning will contact Public Works regarding this alleged driveway. It was also suggested that the Zoning Enforcement Officer visit the site with the owner.

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ZONING ENFORCEMENT REPORT:

Zoning Enforcement Report: (continued)

- Inquiry Letter, 235-245 Staples Road – Justin Giorlando spoke with the property owner, Durelle Green, regarding the caretaker's house on the property as well as other activity taking place. The owner confirmed there are no business activities taking place on the property. Specifically, no food production for sale/catering and no hosting of private functions such as weddings for business. She stated they had hosted a friend's wedding and held birthday parties for family. Regarding the caretaker's house, she was unaware of this condition when she purchased the property almost 18 years ago. She stated this information may have impacted the decision to buy the property. She has no need for caretaker's on her property and doesn't believe it is right to be taxed on a single family home that has such a major restriction on it. Mr. Giorlando informed her of possible options to remedy this issue, those being applying for a subdivision of the property, a text amendment, or going to the Zoning Board of Appeals. She is currently investigating the option of subdividing the property.
- Zoning Complaint for 77 Wintergreen Drive – Nothing new, this item will be monitored.
- Zoning Violation for 45 Westport Road – Section 3500 and 5100, Home-based businesses. Nothing new, this item will be monitored.
- Zoning Violation, 740 Stepney Rd/15 Hayes St, Section 3310, recreational vehicle storage. Nothing new, this item will be monitored.

UNFINISHED BUSINESS:

- **Adjudication of 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 public hearing for this application was CLOSED on May 18, 2020 subject to receiving a decision from Inland/Wetlands; it was noted that a letter dated June 3, 2020 was received from Conservation Re: Approval of Amendment to Inland/Wetlands Permit on June 3, 2020. This item was tabled to the next meeting on June 22, 2020.
- Amendment to Easton Zoning Regulations for Managed Residential Homes – The amendment to the Easton Zoning Regulations for Managed Residential Homes was briefly discussed. The Commission will continue to review and discuss next meeting.

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UNFINISHED BUSINESS: (continued)

- Amendment to the Easton Zoning Regulations regarding Commercial Vehicle Storage. The Commission will continue to review and discuss next meeting.
- TAP application for the multi-use paths on Sport Hill Road – METROCOG informed Mr. Giorlando that the application is still under review by the CT DOT.
- GIS Projects – Nothing new was noted by Mr. Giorlando

ADDED TO THE AGENDA:

Motion was made by Robert Maquat, seconded by Raymond Martin, to add to the agenda the discussion of Open Space as it relates to the South Park Avenue property. The vote was unanimous, 5-0, motion carried. Justin Giorlando stated that an Appraisal was being done for the South Park Avenue property. Mr. Giorlando also stated that an Environmental Scientist did a site walk and would be addressing the natural resources on site. Mr. Giorlando further stated that Mark Ochman had been engaged by the Selectmen to do a Potential Property Line Revision Map.

REVIEW AND APPROVAL OF MINUTES:

Minutes of Regular Meeting May 18, 2020 of the Easton Planning and Zoning Commission. Motion was made by Wallace Williams, seconded by Raymond Martin, to approve the minutes for May 18, 2020 of the Easton Planning and Zoning Commission as presented. The vote was unanimous, 5-0, motion carried.

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


Margaret Anania, Recording Secretary