

REGULAR MEETING MINUTES JANUARY 11, 2021  
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 7:15 pm.

Regular Members present: Robert Maquat, Wallace Williams, Ross Ogden, Thomas Maisano and Ray Martin

Alternate Members present: Alison Sternberg and Walter Kowalczyk

Alternate Members absent: Jay Habansky

For the record: Alison Sternberg was appointed to vote for Ray Martin until he arrived a few minutes later.

Zoning Enforcement Report:

- Zoning Violation for 45 Westport Road – Section 3350 and 5100, Home-based businesses – 2<sup>nd</sup> Zoning Violation issue 11/5/20. Received e-mails from neighbor. The Zoning Enforcement Officer visited the property and rendered a report 1/11/21. The Commission would like the ZEO to write a memo to the owner regarding paragraph 1, screening the truck from view; the truck should be screened within 30 days.
- Zoning Violation for 15 Fensky Road, notice dated July 2, 2018 – request for removal. The Zoning Enforcement Officer rendered a report after inspection and found the violations had been removed. The Commission determined by consensus that if the ZEO believed that the violations had been removed he should lift them from the Land Records.
- Zoning Violation for 120 Maple Road – Section 3310, Parking, Commercial Vehicles – The Januarys had sent an e-mail but were not present. This item is under litigation. The Commission determined that the Zoning Enforcement Officer should render a report regarding the current activity on site.
- Zoning Violation for 740 Stepney Rd/15 Hayes St - Section 3310, recreational vehicle storage – No change
- Potential violation for 57/59 Church Road – Section 6300, Exterior Lighting – No change
- Potential violation for 5 Knapp Street – Section 3430, Recreation Structures - Certified letter was received 10/1/20. No change; owners have not submitted a permit for hot tub.
- Potential violation for 116 Wilson Road – Section 3310, Parking, Commercial Vehicles. owner of 116 Wilson Road was contacted by Secretary. No change.

Ray Martin entered the meeting at approximately 7:17pm during the discussion of these items.

Correspondence: A permit was submitted to Building/Zoning for a caretakers cottage at 390 Rock House Road. Discussion was held regarding the size of the proposed caretakers cottage. The Commission determined that as long as it complies with the regulations and the property can be subdivided it can be processed.

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Unfinished Business:

- Review Subdivision Regulations – The Chair noted that he received draft subdivision regulations along with Justin Giorlando. He will review them on Friday after 4:00pm.

Announcements/Correspondence:

- Public Information Session for information regarding Aquarion Water Co. application for water diversion permit for Southwest regional pipeline held Jan 6th at 3pm – No one from the Commission attended the meeting. The Land Use Director will review and report back to the Commission.

Unfinished Business: (continued)

- Zoning Amendment Section 3310 Parking, 3. Commercial Vehicle Storage – Brief discussion. Public hearing needed.
- *Zoning Amendment Sections 3250.7 & 5340* – Add “Managed Residential Home” as a permitted principal structure and use – Brief discussion; public hearing needed.
- SP-20-02, Special Permit for ground-mounted solar at 81 Tranquility Drive – discussion and possible action. The Town is waiting for final plans to be submitted; once complete, mylar will be prepared for the Chairman’s signature for filing in the Easton Land Records.

REVIEW AND APPROVAL OF MINUTES:

- Motion was made by Wallace Williams, seconded by Ray Martin, to approve the Minutes of Regular Meeting December 14,, 2020 as presented. The vote was unanimous, 5-0, motion carried.

At approximately 7:30 pm, there being no other business to be conducted, motion was made by, Ross Ogden, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary