

REGULAR MEETING MINUTES JANUARY 25, 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: All five regular members were voting

Zoning Enforcement Report:

- 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 received a report from the Zoning Enforcement Officer dated 1/25/2021. The Commission would like the ZEO to do more inspections, two a week, as his report was different than the neighbors.
- Zoning Violation for 740 Stepney Rd/15 Hayes St - Section 3310, recreational vehicle storage – The Commission received a report from the Zoning Enforcement Officer dated 1/25/2021. The Commission would like the Second Notice of Zoning Violation to be sent to Peter Neunteufel, 15 Hayes Street, Easton, CT 06612.
- 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 1/25/2021. The Commission received a report from the Zoning Enforcement Officer dated 1/25/2021. The Commission determined that they would like to see the ZEO at the Planning and Zoning Commission Meetings, as he can do it from his house, via dial up. Motion was made by Robert Maquat, seconded by Ray Martin, to have the Zoning Enforcement Officer attend the Planning and Zoning Commission Meetings so that he can give up-to-date reports to the Commission and they can question his inspections. The vote was 5-0, motion carried.
- Zoning Violation for 740 Stepney Rd/15 Hayes St - Section 3310, recreational vehicle storage – The Commission received a report from the Zoning Enforcement Officer dated 1/25/2021.
- 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

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Unfinished Business:

- 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.
- GIS Project – Create GIS portal for Agri-Tourism – Still in progress
- Review Subdivision Regulations – The Chair noted that he and the Land Use Director will discuss again on Friday and will send the draft to the Commission once it is ready.
- 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.
- Plan of Conservation & Development Amendment Section 6 – Add “6.6. Recommended Plans and Programs to Support Easton’s Conservation, Development, and Infrastructure Strategies” – This item was briefly discussed.

New Business:

- *Zoning Amendment Section 3410 Permitted Accessory Structures* – Define flush mounted solar panels and eliminate zoning permit requirement; Add above ground propane tank requirements – Discussion only
- *Zoning Amendment Section 3430.1 Recreational Structures* – Update setback and lighting requirements – Discussion only
- *Zoning Amendment Section 5220 Accessory Apartment Standards* – Update percentage of dwelling allowed in Residence B District to conform to A District; update allowed locations for accessory dwelling – Discussion only

The Commission discussed the holding of large public meetings via ZOOM and whether there was a reason why large meetings were not being held by the Town of Easton. The Commission also discussed whether there was a problem with capacity constraints or the availability for some to attend. It was suggested that the Board of Selectmen be contacted regarding this item and see whether a Town Meeting will be held and when?

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 – Justin Giorlando gave a brief discussion of the application and stated that the application had been given a determination of approval and it had been stated that there would be a slight impact for the diversion of water from the original permit of 7.92 to 14.12 gallons per day. The Commission discussed the letter that was sent to the First Selectman and questioned whether anything else had been done on the Selectmen level.

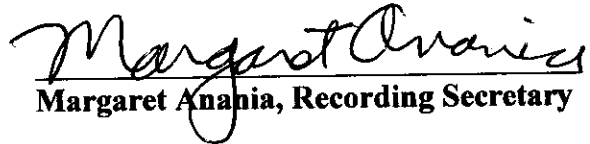
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REVIEW AND APPROVAL OF MINUTES:

- Motion was made by Wallace Williams, seconded by Ross Ogden, to approve the Minutes of Regular Meeting January 11, 2021 as presented. The vote was unanimous, 5-0, motion carried.

A question was raised by Grant Monsarrat regarding the letting in of people to public meetings via ZOOM. Mr. Monsarrat stated that he had waited to be let into the Planning and Zoning Commission Meeting. Justin Giorlando stated that at the start of the meeting, everyone was let in and that as soon as he saw someone was waiting to be let in, they were let in.

At approximately 7:45 pm, there being no other business to be conducted, motion was made by, Ray Martin, seconded by Ross Ogden, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary