

REGULAR MEETING MINUTES FEBRUARY 8, 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 7:00 pm.

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

Alternate Members present: Alison Sternberg and Jay Habansky

Alternate Members absent: Walter Kowalczyk

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 e-mails but were not present. This item is currently under potential litigation. The Zoning Enforcement Officer was present and stated that Cindy Fales had stated that any dumpsters on the property were being used for their purposes. The Januarys live adjacent to the property and have more access to info than the Zoning Enforcement Officer which explains more pictures of other vehicles. Ray Martin stated that this has been going on too long. It was determined that a letter should be drafted to the Commission and then sent to the Town Attorney.
- Zoning Violation for 15 Hayes St - Section 3310, recreational vehicle storage – The Zoning Enforcement Officer stated that the bus is being used daily by the wife as transportation and that there is a camper parked next to the house. The copy of the Second Notice of Zoning Violation was sent to Peter Neunteufel, 15 Hayes Street, Easton, CT 06612; not sure if it was received by Peter Neunteufel or not.
- 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 there appears to be no violation at this time.
- Potential violation for 57/59 Church Road – Section 6300, Exterior Lighting – The Zoning Enforcement Officer stated the Church was waiting for the program through United Illuminating to be processed.
- 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. Ray Martin noted that they did not meet the deadline; notice should be sent.
- Potential violation for 116 Wilson Road – Section 3310, Parking, Commercial Vehicles. Owner will be putting up a fence in the spring and it was noted that the complaining neighbor has since moved. This item should be removed from the list.

REGULAR MEETING MINUTES FEBRUARY 8, 2021  
FOR THE EASTON PLANNING AND ZONING COMMISSION

Unfinished Business:

- SP-20-02, Special Permit for ground-mounted solar at 81 Tranquility Drive – discussion and possible action. No change. 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 – In progress
- Review Subdivision Regulations – In progress
- Plan of Conservation & Development Amendment Section 6 – Add “6.6. Recommended Plans and Programs to Support Easton’s Conservation, Development, and Infrastructure Strategies” – No change; public hearing needed.
- *Zoning Amendment Section 3310 Parking, 3. Commercial Vehicle Storage* – No change
- *Zoning Amendment Sections 3250.7 & 5340* – Add “Managed Residential Home” as a permitted principal structure and use – No change; public hearing needed.
- *Zoning Amendment Section 3410 Permitted Accessory Structures* – Define flush mounted solar panels and eliminate zoning permit requirement; Added above ground propane tank requirements – No change; public hearing needed.
- *Zoning Amendment Section 3430.1 Recreational Structures* – Update setback and lighting requirements – No change; public hearing needed.
- *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 – No change; public hearing needed.
- *Grant Application* – TAP Grant; review of DOT report (Justin Giorlando) – No discussion.

New Business:

- Proposed Batting Cage and Scoreboard at Field of Dreams, 515 Morehouse Road - Danielle Alves was present and stated that this item would not be discussed tonight as it will be presented by Easton/Redding Baseball at a later date when they are ready.
- Proposed Pickle Ball Courts by Park and Recreation on the former Samuel Staples Elementary School site, 660 Morehouse Road – Danielle Alves stated that she had sent the map as well as the requested updated information and then discussed each item. Justin Giorlando put the map up on the screen for all to view and comment on; he also noted that this would require a Zoning permit and site plan. Commissioner Jay Habansky stated that he coached Little League and that he knew there were some mushy areas. Danielle Alves stated that the Department of Public Works would be helping to construct the Pickle Ball Courts and that there would be stormwater drainage put in. Danielle Alves also stated that the relocated running tract would not interfere with the Little League field. It was suggested that a survey be obtained as it is close to the 40’ setback and the tract being relocated; they should also look at parking for Easton Country Day. It was also noted that this project might need an 8-24 Referral from the Board of Selectmen.

REGULAR MEETING MINUTES FEBRUARY 8, 2021  
FOR THE EASTON PLANNING AND ZONING COMMISSION

PLANNING:

Chairman, Robert Maquat, noted that the Commission needs to come up with an affordable housing plan by July of 2022 in compliance with Section 8-30j. of the CT General Statutes. He stated that the Town wants to put in its Regulations something that preserves Easton and its character and mentioned the two of the proposed amendments to Easton Zoning Regulations for Managed Senior Housing and Conservation Development. The Chair also mentioned he would be meeting with the First Selectman, David Bindelglass and Justin Giorlando on Friday.

Justin Giorlando stated that the ZOOM account can be boosted from 100 to 500 people, up to 1,000 as you can buy extra capacity. This will be discussed on Friday with David Bindelglass.

It was noted that the Town had been waiting to hold the Annual Town Meeting. This will also be discussed on Friday.

Ray Martin noted that there were two pages of Zoning Violations, not all of which looked like they had been resolved. The Secretary stated that there were several sheds without permits and that the Commission had not authorized any further legal action other than the Violations that were sent. Justin Giorlando will discuss the two pages of Zoning Violations with the Zoning Enforcement Officer on Friday and get back to the Commission.

REVIEW AND APPROVAL OF MINUTES:

- Motion was made by Wallace Williams, seconded by Ross Ogden, to approve the Minutes of Regular Meeting January 25, 2021 as presented. The vote was unanimous, 5-0, motion carried.

At approximately 7:55 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