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CHRISTINE HALLORAN  
TOWN CLERK  
EASTON CT

REGULAR MEETING MINUTES APRIL 26, 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.

Vice-Chairman, Raymond Martin, called the Regular Meeting, Virtual Meeting via ZOOM, to order at approximately 7:06 pm.

Regular Members present: Raymond Martin, Wallace Williams, Thomas Maisano & Ross Ogden

Regular Members absent: Robert Maquat

Alternate Members present: Alison Sternberg, Jay Habansky and Walter Kowalczyk

For the record: Alison Sternberg was appointed to vote in place of Robert Maquat

New Business:

8-24 Referrals from Board of Selectmen:

1. Batting cage at Field of Dreams, 515 Morehouse Road - Present at the ZOOM Meeting were Danielle Alves, Director of Parks and Recreation and Rob McDermott, Easton Baseball League. The Commission received and reviewed an 8-4 Referral from the First Selectman, David Bindelglass, dated April 26, 2021, for a batting and pitching cage located on the Field of Dreams, 515 Morehouse Road in front of Samuel Staples Elementary School along with a proposal from the Easton Baseball League Board of Directors, proposal from Candee Farm Landscaping, LC, and two portions of maps with the sketched location of the batting/pitching cage on it. It was noted that the cage was needed for the safety of the children for warming-up, either pitching and batting, away from the field. Discussion was held regarding the picking of this location. Motion was made by Raymond Martin, seconded by Alison Sternberg, to recommend that the proposed location would be consistent with planning that has already been done for this property by the Planning and Zoning Commission (Morehouse Civic Park Master Plan in Easton's Town Plan of Conservation and Development) and it specifically complies with the area recommended for "Active Recreation" on the Town Plan of Conservation and Development. Active Recreation refers to facilities which serve a diversity of public active recreation needs, and includes safety of the players when warming up for play. On motion by Raymond Martin, seconded by Jay Habansky, the motion was modified to include the reference to the Morehouse Civic Park Master Plan in Easton's Town Plan of Conservation and development and to specifically state that this use is consistent with the Town Plan of Conservation and Development. The vote was unanimous, 5-0, motion carried.
2. Discontinuance of "Old Burrs Highway", north of Freeborn Road. Present at the meeting was Attorney Joel Green and his client Cynthia Fox. Attorney Green presented the request for discontinuance of "Old Burrs Highway", north of Freeborn Road and stated all the abutters have a right to use it and that the Town has not performed any maintenance in many years. Discussion was held regarding the right for the public to pass and repass and to whether a title search or survey had been performed. Discussion was also held regarding an opportunity for future subdivisions for this property and the discouragement of a pedestrian easement as "Old Burrs Highway", has been gated and locked for many years. The Commission asked that this item be tabled to the next meeting, May 10, 2021, in order for Counsel to review.

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Unfinished Business:

- GIS Project – Create GIS portal for Agri-Tourism – No change; still with Agricultural Commission.
- Review Subdivision Regulations – A Draft of the Subdivision Regulations had been sent to the Commission for review. The Commission was asked to provide comments to Justin Giorlando; only Wallace Williams has sent his comments. Outside Consultant Glenn Chalder was present at the meeting to discuss the “Draft Subdivision Regulations” with The Commission went over the “Draft Subdivision Regulations”, dated December 2020. It was requested that the Commission receive feedback from the Department of Public Works regarding this document. Any comments from other Departments should be sent to Glenn Chalder before the next meeting, May 10, 2021. An update of these Regulations is hoped to be received by the meeting of May 24, 2021.

REVIEW AND APPROVAL OF MINUTES:

- Motion was made by Wallace Williams, seconded by Alison Sternberg, to approve the Minutes of Regular Meeting, April 12, 2021, as presented. The vote was unanimous, 3-0, motion carried. Ross Ogden and Thomas Maisano did not vote as they were not at that meeting.

Zoning Enforcement Report:

- Zoning Violation for 120 Maple Road – Section 3310, Parking, Commercial Vehicles – Received report from ZEO. It was also noted that an e-mail was received from the Januarys.
- Zoning Violations for 45 Westport Road – Sections 3350 and 5100, Home-Based Businesses – Received report from ZEO
- Zoning Violation for 740 Stepney Road/15 Hayes St - Section 3310, recreational vehicle storage – Received report from ZEO
- Potential Violation for Wyldewood Road – Section 6300, Exterior Lighting – Received report from ZEO
- Potential violation for 57/59 Church Road – Section 6300, Exterior Lighting – Received report from ZEO

The Vice- Chairman, Raymond Martin, stated that the Commission has received a written report from the Zoning Enforcement Officer regarding the above items.

ANNOUNCEMENTS/CORRESPONDENCE:

The Land Use Director, Justin Giorlando, stated that the draft results of the recent Road Safety Audit conducted was 88 pages and that he needed comments from the Commission by 4/30/21.

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Added to the agenda:

Motion was made by Raymond Martin, seconded by Wallace Williams, to add to the agenda the discussion of rescheduling the public hearing on the proposed amendment to the POCD and the amendments to the Easton Zoning Regulations. The vote was unanimous, 5-0, motion carried. It was noted that both MetroCOG and the Board of Selectmen need to get the referral regarding this item at least 65 days prior to the public hearing. Motion was made by Raymond Martin, seconded by Alison Sternberg, to reschedule the public hearing from June 14, 2021 to July 12, 2021. After discussion, the first motion was withdrawn by Raymond Martin. Raymond Martin made a motion, seconded by Ross Ogden, to reschedule the public hearing originally scheduled for June 14, 2021 to July 26, 2021. The vote was unanimous, 5-0, motion carried.

At approximately 8:45 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