

REGULAR MEETING MINUTES MAY 10, 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 7:09 pm.

Regular Members present: Raymond Martin, Wallace Williams, Thomas Maisano and Robert Maquat

Regular Members absent: Ross Ogden

Alternate Members present: Alison Sternberg

Alternate Members absent: Jay Habansky and Walter Kowalczyk

For the record: Alison Sternberg was appointed to vote in place of Ross Ogden when she arrived shortly after the start of the meeting.

PUBLIC HEARING:

SP-21-01, Special Permit Application, Submitted by the Easton Racquet Club, Inc., 36 Wimbledon Lane, Plans submitted by Dymar, Inc., Civil Engineers & Land Surveyors, 800 Main Street South, Suite 132, Southbury, CT, 06488, last revised 3/26/21, the proposal is for two paddle tennis courts with lighting and one 4-bay pickle ball court with lighting.

Present at the meeting was Keith Rudolf, President of Easton Racquet Club, and Mark E. Lancor P. E. of Dymar Engineering. Mark Lancor presented the application and went through the existing improvements on the property: 6 tennis courts, 2 paddle tennis courts, 1 practice court, pool with patio, pool house, club house and parking. He stated that they would be adding 2 more paddle tennis courts close to the other paddle tennis courts, eliminating the practice court. He further stated that they would be adding one 4 bay pickle ball court on the opposite side of the property. Mr. Lancor stated that they had received the comments from Ed Nagy today and stated that what the Easton Racquet Club was proposing would have no impact on the Town drainage systems and that they had concentrated on water quality through infiltrating swales and additional plantings.

Alison Sternberg arrived during Mr. Lancor's presentation.

Vice Chairman Raymond Martin noted the following items for the record.

1. Set of Plan Maps submitted by Easton Racquet Club, prepared by Dymar Engineering, last revision date of 3/26/21, consisting of 17 pages with the cover page.
2. Comments from Health Officer, Eren Ceylan, dated April 26, 2021, to Planning and Zoning, one page.
3. Letter dated April 1, 2021 to Eren Ceylan, Sanitarian, from Dymar Engineering regarding Membership, one page.
4. Statement dated 4/16/21 from Police Chief Richard Doyle stating there were no concerns or comments, one page.

REGULAR MEETING MINUTES MAY 10, 2021
FOR THE EASTON PLANNING AND ZONING COMMISSION

PUBLIC HEARING: (continued)

SP-21-01, Special Permit Application, Submitted by the Easton Racquet Club (continued)

Vice Chairman Raymond Martin continued to note the following items for the record:

5. Memorandum from Dori Wollen, Chair, Inland Wetlands Commission, dated April 14, 2021
Re: Request for Determination of Wetland Impact for Easton Racquet Club Court Expansion, one page, with attached two page Inland Wetland Approval letter for Permit #21-582, 36 Wimbledon Lane, Owner of Record: Easton Racquet Club, Inc. from Dori Wollen, Chair.
6. Letter dated May 10, 2021 to Planning & Zoning Commission Re: Easton Racquet Club Expansion, SP-21-01, from Bruce E. Bombero, Sr. P.E. L.S.
7. E-mail to Department of Public Works from Scott Lukowski dated May 10, 2021, cc: Margaret Anania; Mark Lancor; Keith Rudolf Re: Easton Racquet Club – DPW Review, one page.
8. Lighting Specifications as shown on Drawings No. C-7A, C-7B and C-7C submitted in noted Item 1., Set of Plan Maps.

The Vice-Chair opened the meeting to the public.

Charles Johnson and his wife Carla, of 33 Wimbledon Lane, attended the public hearing and expressing their concerns over existing courts regarding noise and the use of courts late in the evening, and stated they had serious concerns over their proposed expansion.

The Vice-Chair stated that he would like to get Bruce's response to comments from Scott Lukowski P.E. of Dymar.

The Vice-Chair declared the meeting recessed to May 24, 2021 to allow for time to get additional information regarding the items noted above.

REVIEW AND APPROVAL OF MINUTES:

- Minutes of Regular Meeting April 12, 2021 were approved as presented at the April 26, 2021 Planning and Zoning Commission Meeting; however, the Secretary noted that the April 12, 2021 Minutes were missing information. The item missing is as follows:
“Minutes of March 22, 2021 Regular Meeting - Motion was made by Wallace Williams, seconded by Jay Habansky, to approve the Minutes of March 22, 2021 as presented. The vote was unanimous, 4-0, motion carried.”
Motion was made by Raymond Martin seconded by Wallace Williams to amend the April 12, 2021 Planning and Zoning Commission Minutes to include the approval of the Minutes of Regular Meeting, March 22, 2021, as shown above. The vote was unanimous, 3-0, motion carried.

REGULAR MEETING MINUTES MAY 10, 2021
FOR THE EASTON PLANNING AND ZONING COMMISSION

Review and Approval of Minutes (continued)

Minutes of Regular Meeting April 26, 2021 – Motion was made by Raymond Martin, seconded by Alison Sternberg, to approve the Minutes of April 26, 2021 subject to one change, on page one, the second motion on item 1. was seconded by Alison Sternberg, not Jay Habansky; this change was noted by Commissioner Wallace Williams. The vote was unanimous 4-0, motion carried

Zoning Enforcement Report:

- Zoning Violation for 120 Maple Road – Section 3310, Parking, Commercial Vehicles – No 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 – No report from ZEO
- Zoning Violation for 740 Stepney Road/15 Hayes St - Section 3310, recreational vehicle storage – No report from ZEO
- 5 Knapp Street – Section 3430, Recreation Structures – No report from ZEO
- Potential violation for 57/59 Church Road – Section 6300, Exterior Lighting – No report
On motion by Vice- Chairman, Raymond Martin, seconded by Wallace Williams, the Commission determined they should receive a written report from the Zoning Enforcement Officer regarding the above items and the ZEO should attend the next meeting. The vote was unanimous, 5-0, motion carried.

Unfinished Business:

- GIS Project – Create GIS portal for Agri-Tourism – No change; still with Agricultural Commission.
- Subdivision Regulations
Justin Giorlando noted that some Commissioners had given him comments. The Secretary sent the Draft Subdivision Regulations to the Director of Public Works, Ed Nagy, for his response. Justin Giorlando noted that once all the comments are in he will send the Draft Regulations to Glenn Chalder.
- 8-24 Referrals from Board of Selectmen:
Discontinuance of “Old Burrs Highway”, north of Freeborn Road. Present at the meeting was Attorney Joel Green and his client Cynthia Fox. Attorney Green had presented the request for discontinuance of “Old Burrs Highway”, north of Freeborn Road, at the last meeting. The Planning and Zoning Commission discussed the 8-24 Referral received by memo dated April 26, 2021, from First Selectman, David Bindelglass, for Old Burrs Highway, Proposed Discontinuance, with attached letter, dated January 25, 2021, from Attorney Joel Z. Green, Green and Gross, P.C. Robert Maquat informed the Commission that he had spoken briefly with the Attorney representing the Town. Motion was made by Robert Maquat, seconded by Raymond Martin, to recommend to the Board of Selectmen a favorable response to this 8-24 referral, for the proposed discontinuance of this portion of Old Burrs Highway, as the Planning and Zoning Commission determined that there is no purpose for this portion of road, and the property around it has been developed.

REGULAR MEETING MINUTES MAY 10, 2021
FOR THE EASTON PLANNING AND ZONING COMMISSION

Unfinished Business (continued)

- 8-24 Referrals from Board of Selectmen (continued)
Discontinuance of "Old Burrs Highway", north of Freeborn Road.
The Commission also determined that this discontinuance would not be inconsistent with the Town Plan of Conservation and Development. The vote was unanimous, 5-0, motion carried

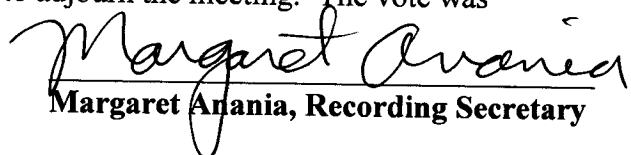
New Business:

Amendment to Special Permit, 07-02, Field of Dreams, (Little League Field, proposal) for batting/pitching cage - Present at the ZOOM Meeting were Rob McDermott and Pete Kokenos, Easton Baseball League. On April 26, 2021 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, LLC, and two portions of maps with the sketched location of the batting/pitching cage on it. At that Meeting the Commission, by unanimous vote, a favorable response for this proposed use of Town-owned land. It was noted that the Wetlands Officer, Phillip Doremus, had reviewed the proposal and determined that there was no need for a wetland permit.

The Commission discussed that the request for construction of the Field of Dreams, on the town-owned Morehouse Road property, was approved originally in 2007. The request for the installation of the batting/pitching cage at the Field of Dreams is approved because it 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 specifically complies with the area recommended for "Active Recreation" on the Town Plan of Conservation and Development. The Commission further stated that this approval is consistent with the Easton Zoning Regulations, Section 8740, Subsection 6. a.

On motion by Robert Maquat, seconded by Raymond Martin, the Commission made the above findings and, in accordance with the memo from the Easton Park & Recreation and Easton Baseball League, dated May 3, 2021, and the 8-24 Referral documents received April 26, 2021, to approve the request to amend Special Permit Application, SP-07-02, and approved the request for installation of the Batting/Pitching Cage at the Field of Dreams. The vote was unanimous, 5-0, motion carried.

At approximately 8:00 pm, there being no other business to be conducted, motion was made by, Raymond Martin, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary