

REGULAR MEETING MINUTES MAY 24, 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, Robert Maquat, and Ross Ogden

Alternate Members present: Jay Habansky and Alison Sternberg

Alternate Members absent: Walter Kowalczyk

For the record: All five regular voting members were present

REVIEW AND APPROVAL OF MINUTES:

- Minutes of Regular Meeting May 10, 2021 - Motion was made by Wallace Williams, seconded by Robert Maquat to approve as presented the May 10, 2021 Planning and Zoning Commission Minutes. The vote was unanimous, 4-0, motion carried. Ross Ogden did not vote as he was absent.

ZONING ENFORCEMENT REPORT:

The Vice-Chair noted that a Report had been received from the Zoning Enforcement Officer

- Zoning Violation for 120 Maple Road – Section 3310, Parking, Commercial Vehicles – Report received from the ZEO. It was also noted that an e-mail was received from the Januarys. This item is with the Attorneys.
- Zoning Violations for 45 Westport Road – Sections 3350 and 5100, Home-Based Businesses – Report received from ZEO. Neighbor declined offer for a meeting.
- Zoning Violation for 740 Stepney Road/15 Hayes St - Section 3310, recreational vehicle storage – Report received from ZEO. The ZEO will speak with the former owner's son.
- Potential violation for 57/59 Church Road – Section 6300, Exterior Lighting – Report received from the ZEO. The Church has tried to adjust the light fixture to reduce or eliminate the problem.
- Zoning Violation for 5 Knapp Street – Section 3430, Recreation Structures – Report received from ZEO. Owner of 5 Knapp Street spoke with the Secretary and is submitting a permit for the hot tub.
- Potential violation – 570 Morehouse Road – Section 3310, Parking, Commercial Vehicles & Section 7300, Earthwork Operations. ZEO Report received. Zoning Violation is being issued to the owner.



REGULAR MEETING MINUTES MAY 24, 2021
FOR THE EASTON PLANNING AND ZONING COMMISSION

Unfinished Business:

- *GIS Project* – Create GIS portal for Agri-Tourism – No discussion
- Review Subdivision Regulations – Justin Giorlando asked if there were any other comments from Planning and Zoning Commissioners; none were noted. Justin Giorlando stated that he was waiting for comments from Public Works.

Announcements/Correspondence

- Pedestrian/Bicycle Data & Video Clip on Sport Hill Road – Justin Giorlando shared a video clip with the Commission regarding the traffic study and discussed some of the data with the Commission. Discussion was held regarding possible situations for potential accidents.

PUBLIC HEARING: (Continued from May 10, 2021)

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. Keith Rudolf discussed his e-mail to Margaret Anania 5/24/21 with three attachments: a. Letter regarding the complaint; b. Letter to Chuck addressing Hours of Operation, Noise Control, Speeding Rules and Light mitigation; and c. Easton Racquet Club Code of Conduct.

Mark Lancor discussed his letter dated May 24, 2021 to Bruce E. Bombero, Sr. P.E.L.S. Re: Easton Racquet Club – SP-21-01, which was sent to Margaret Anania May 24, 2021 by Scott Lukowski. It was noted that there were several other attachments sent: A 26 page Drainage Report, Four Drawings: Figure No. 1, Drawing C-5C, Sciclone SC-4 Hydrodynamic Separator Standard Detail, and Drawing C-2. Public Works will need to comment; this was only received today.

The Vice-Chair opened the meeting to the public. Charles and Carla Johnson of 33 Wimbledon Lane were present and read parts of their letter of response to Ken West, Vice-President of ERC.

The following items were noted for the record:

1. E-mail from Keith Rudolph dated May 24, 2021 to Margaret Anania with three PDF's attached: a. Letter regarding the complaint; b. Letter to Chuck addressing Hours of Operation, Noise Control, Speeding Rules and Light mitigation; and c. Easton Racquet Club Code of Conduct, and prior e-mail of May 24, 2021 and prior two e-mails of May 22, 2021.

REGULAR MEETING MINUTES MAY 24, 2021
FOR THE EASTON PLANNING AND ZONING COMMISSION

PUBLIC HEARING: (Continued)

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

2. E-mail dated May 24, 2021 to Margaret Anania from Scott Lukowski with six attachments:
 1. Letter from Mark Lancor dated May 24, 2021 to Bruce E. Bombero, Sr. P.E.L.S. Re: Easton Racquet Club – SP-21-01, which was sent to Margaret Anania May 24, 2021 by Scott Lukowski.
 2. A 26 page Drainage Report
 3. Figure No. 1
 4. Drawing C-5C
 5. Drawing entitled Sciclone SC-4 Hydrodynamic Separator Standard Detail
 6. Drawing C-2.
3. Letter dated May 11, 2021 to Mr. Scott Lukowski from Bruce E. Bombero, Sr. P.E.L.S., Deputy Director of Public Works, Assistant Town Engineer sent via e-mail to Margaret Anania on May 11, 2021, one page.
4. E-mail from Keith Rudolph dated May 11, 2021 to Margaret Anania Re: Easton Racquet Club – DPW Review, one page.
5. E-mail to Margaret Anania dated May 24, 2021 from JOHNSON with previous e-mails attached and four page letter dated May 23, 2021 to Planning & Zoning Commission Re: Special Permit Application submitted by the Easton Racquet Club, Inc.
6. Document entitled “EASTON RACQUET CLUB STATEMENT OF USE February 15, 2021”.

The Vice-Chair stated that he would like to get Bruce Bombero’s response to comments from Scott Lukowski P.E. and Mark E. Lancor P.E. of Dymar.

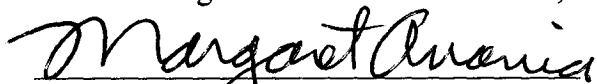
The Vice-Chair declared the meeting recessed to June 14, 2021 to allow for time to get additional information regarding the items noted above in Item #2.

ADDED TO THE AGENDA

Motion was made by Raymond Martin, seconded by Wallace Williams, to add to the agenda the discussion of Gateway Signs to Easton. The vote was unanimous, 5-0, motion carried.

Justin Giorlando stated the 2021-2022 budget funds two gateway signs. He showed a mock-up of the sign and stated that a competition could be held by Easton Schools’ Art Departments. Discussion was held regarding the text on the sign as well as their proposed locations. The Commission also discussed the size of the sign. It was noted that it would be good to see some of the Farms sponsoring the signs.

At approximately 8:15 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