

REGULAR MEETING MINUTES
FOR THE EASTON PLANNING AND ZONING COMMISSION
CONFERENCE ROOM A, EASTON TOWN HALL, 225 CENTER ROAD, EASTON
MONDAY, JUNE 26, 2017

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 to order at approximately 7:13pm.
Regular Members present: Robert Maquat and Wallace Williams
Regular Member absent: Milan Spisek Ross Ogden and Robert DeVellis
Alternate Members present: Allison Sternberg and Raymond Martin
For the record: Allison Sternberg was appointed to vote for Milan Spisek and Raymond Martin was appointed to vote for Robert DeVellis.

ITEMS FOR DISCUSSION AND/OR ACTION:

1. Request by Laurel Fedor to amend Zoning Regulations to allow driveway gate pillars to maximum height of ten (10) feet (by letter 5/22/17 from Laurel Fedor, 4 Maple Road). Present at the meeting was Laurel Fedor. The Commission reviewed the request and a question was raised as to the requirements of the fire department for turning radius; a discussion was also held as to requiring a setback. This item will be reviewed with Glenn Chalder, the outside consultant updating the Zoning Regulations.

ADMINISTRATIVE AND OTHER MATTERS

3. Correspondence:
ADDED TO AGENDA: The Chairman noted correspondence received from Kelly Paolini dated 6/24/17 requesting a deed reduction from 40 years to 20 years on the restrictive covenant relating to accessory apartment, 130 Banks Road. Motion was made by Robert Maquat, seconded by Wallace Williams, to add its discussion to the agenda. The vote was unanimous, 4-0, motion carried. The Commission reviewed the request. Motion was made by Robert Maquat, seconded by Wallace Williams, to reduce the term of restriction for the affordable accessory apartment for Kelly D. Paolini, 130 Banks Road, from 40 years to 20 years, as currently reflected in Section 7.8.5A. (1) (a) of the Easton Zoning Regulations. The vote was unanimous, 4-0, motion carried. CT State General Statutes, Section 8-30g.(k) has been amended and a copy will be sent to Kelly Paolini. The Commission will discuss CGS Section 8-30g.(k) with Glenn Chalder.

The Chairman noted additional correspondence from Danielle Alves, Parks and Recreation Programmer, dated June 15, 2017 regarding the placement of signs indicating no off-leash dogs on the baseball fields. Commissioner Ray Martin to contact Chief Shaw regarding the leash law in Easton.

The Land Use Director discussed and distributed Public Act No. 17-155 which takes effect October 1, 2017 concerning "Temporary Health Care Structures". This item will be discussed with Glenn Chalder.

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ITEMS FOR DISCUSSION AND/OR ACTION: (continued)

2. Review of update of proposed Draft Zoning Regulations – Present at the meeting was Tim Brady, President of the Fairfield County Farm Bureau, who commented on the updates made by Glenn Chalder. The Commission questioned several items which will be referred to Glenn Chalder and discussed at the next meeting.

ADMINISTRATIVE AND OTHER MATTERS

3. Correspondence:

ADDED TO AGENDA: Based on correspondence received via e-mail from Ira Bloom, motion was made by Robert Maquat, seconded by Raymond Martin, to add to the agenda discussion of a letter of agreement dated June 12, 2017 (re 33 Norton Road, Nathan Brito). The vote was unanimous, 4-0, motion carried. The Commission reviewed a letter dated June 12, 2017 Re: Alleged Zoning Violations, 33 Norton Road, Easton, Connecticut. Motion was made by Robert Maquat, seconded by Wallace Williams, to formally adopt the Resolution dated June 12, 2017 and that once this document is fully executed and filed on the land records, the Zoning Violation will be rescinded and this document will take its place. The vote was unanimous, 4-0, motion carried.

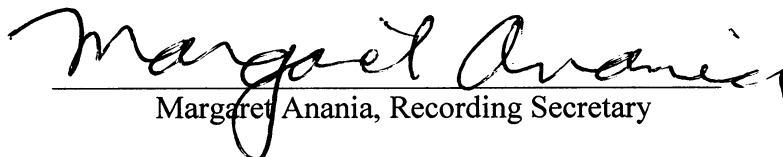
TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

The Land Use Director, John Hayes, distributed a "Preliminary Draft dated May 22, 2017 for proposed additions to Chapter 8 of the 2006-07 Town Plan of Conservation and Development, revise the title of Chapter 8 to read: ROADS, TRAILS AND MOBILITY and allow a new section on Types of Trails Proposed. Mr. Hayes also discussed a preliminary draft map entitled "Proposed TRAILS and GREENWAYS PLAN, TOWN OF EASTON, PLAN OF CONSERVATION AND DEVELOPMENT 2017".

ADMINISTRATIVE AND OTHER MATTERS: (continued)

1. Minutes of Regular Meeting, June 26, 2017 of the Easton Planning and Zoning Commission - Motion was made by Wallace Williams, seconded by Raymond Martin, to approve the Minutes of Regular Meeting June 26, 2017 of the Easton Planning and Zoning Commission with the following changes: 1. Page 1, #3 last line, delete the word structure and replace it with "sign"; and 2. Page 2, #3 insert on the third line "dated 09/25/2016". The vote was unanimous, 4-0, motion carried.

At approximately 9:15pm, motion was made by Robert Maquat, seconded by, Raymond Martin, to adjourn the regular meeting. The vote was unanimous, 4-0, motion carried.


Margaret Anania, Recording Secretary