

REGULAR MEETING MINUTES  
FOR THE EASTON PLANNING AND ZONING COMMISSION  
CONFERENCE ROOM A, EASTON TOWN HALL, 225 CENTER ROAD, EASTON  
MONDAY, SEPTEMBER 25, 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 7:10pm.

Regular Members present: Robert Maquat and Ross Ogden

Regular Members absent: Wallace Williams

Alternate Members present: Raymond Martin and Alison Sternberg

For the record: The Chairman noted that Milan Spisek had resigned from the Commission. The Chairman appointed Alison Sternberg to vote in absence of a regular voting member (Milan Spisek) and Raymond Martin to vote in absence of a regular voting member (Robert DeVellis).

ITEMS FOR DISCUSSION AND/OR ACTION:

1. Continued review of update of proposed Draft Zoning Regulations – Final comments to be reviewed with outside consultant Glenn Chalder who was in attendance at the meeting. The Commission discussed the following items with Glenn Chalder:
  - a. Grandfathering
  - b. Residency Requirement
  - c. Acreage for Farm Winery/ Brewery / Distillery
  - d. Conservation Development
  - e. Village District

The Land Use Director shared a preliminary map under the GIS system for the Town Center which was a schematic conceptual plan of feasibility for the general rationale of the proposed Town Center. The Land Use Director stated that this map would be expanded for structure use and would include contours and other peripherals. The Commission requested that the Land Use Director reduce the area for the proposed Town Center and also red-line its boundaries. The Commission also requested that there be a refinement of the uses for the Town Center in the proposed Town Plan. The Land Use Director stated that the uses should be compatible with the community, serve the community and fit the environment. It was suggested by Glenn Chalder that the Land Use Director include 6 or 7 pictures as examples of the proposed uses.

Present at the meeting were Mr. and Mrs. Silverman and Sal Gilbertie who were all concerned about grandfathering and how it will be addressed in the regulations. The Commission discussed the definition of Grandfathering on page 15 of the proposed draft Zoning Regulations as well as non-conforming uses as described on Page 83 and the special permit process. The Commission determined that anyone can grow fruit but that to provide food and gatherings one must have scale.

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ITEMS FOR DISCUSSION AND/OR ACTION (continued from page 1)

1. Continued review of update of proposed Draft Zoning Regulations (continued)

The Commission discussed the order of adoption of the Regulations and The Town Plan of Conservation and Development and determined that the POCD should be updated before the adoption of the Zoning Regulations. The Commission discussed the master plan and whether it has enough structure in it. The Chairman stated that the Town Plan needs to emphasize the themes in the draft Zoning Regulations and promote agriculture, open space and enhancement of the community with no gaps. The Commission needs to focus on the Town Plan; Chairman to meet with John Hayes on Friday, September 29, 2017.

Glenn Chalder will get together with the Commission one more time after Counsel for the Commission, Ira Bloom, reviews it and forwards his comments.

2. Public Act 17-155, An Act Concerning Temporary Health Care Structures – In accordance with Public Act 17-155 and Connecticut General Statutes Section 8-7d, the Easton Planning and Zoning Commission is considering holding a public hearing to discuss Public Act 17-155 including Subsection (j) of Section 1 of the act, allowing for a municipality to opt out the provisions of the act and Section 8-2(a) of the Connecticut General Statutes as amended by the act. The Chairman noted an e-mail from Ira Bloom dated September 15, 2017 with an attached memo prepared by Pete Gelderman Re: new zoning statute: P.A. 17-155.. The Commission discussed Public Act 17-155 and determined that they would hold a public hearing October 30, 2017 in the Community Room of the Easton Public Library, 691 Morehouse Road, at 7:30pm.

TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

- (2) Affordable Housing Plan, mandated by PA 17-170. Discuss draft text to be incorporated in Town Plan 2017 as a new section within Chapter 4, entitled Affordable Housing Plan For The Town of Easton, 2018-2023. The Land Use Director had distributed draft revised text on Chapter 4, THE PEOPLE OF EASTON, concerning Statutory Mandates and Affordable Housing Plan For The Town of Easton, 2018-2023 and Existing Apartment Regulations. The Chairman noted an e-mail from Ira Bloom dated August 30, 2017 from with a memo attached from Pete Gelderman dated August 23, 2017 Re: P. A. 17-170: Changes to Connecticut General Statutes Section 8-30g. The Chairman will review the statutory mandate text for the Affordability Plan with Counsel.

ADMINISTRATIVE AND OTHER MATTERS

3. Correspondence – The Chairman noted a resignation letter from Milan Spisek dated September 13, 2017.

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ADMINISTRATIVE AND OTHER MATTERS

3. Correspondence (continued from page 2)

The Chairman noted a letter that was sent to Counsel for 75 Honeysuckle Hill Lane, Attorney Stephanie E. Smith, dated September 20, 2017, regarding enforcing a setback violation that has existed for more than three years.

The Chairman noted a letter from Building Official Anthony Ballaro regarding the conversion of a dwelling to an accessory structure at 24 Mills Lane.

ITEMS FOR DISCUSSION AND/OR ACTION (continued from page 3)

- (1) Discuss "Revised Draft Conservation & Development Policies: The Plan for Connecticut, 2018-2023, Prepared by the Office of Policy and Management on May 12, 2017", (in accordance with C.G.S. Section 16 a - 28(b)). The Land Use Director stated that he attended a workshop meeting September 13, 2017 on the "Revised Draft" and gave a quick report and noted two items which he believed should be addressed.
  1. Need explicit language in the "Revised Draft" protecting public water supply watersheds.
  2. Growth Management Principle 6, "Promote Integrated Planning across all levels of Government to Address Issues on a Statewide, Regional, and Local Basis", should be expanded to recognize the crossover from one COG to another (i.e. Regional School District such as Region 9, crosses over the boundary from one COG to another COG).

ADMINISTRATIVE AND OTHER MATTERS (continued)

1. Minutes of Regular Meeting, August 28, 2017 of the Easton Planning and Zoning Commission - The Secretary noted two items which were incorrect from the previously approved minutes, the time of the start of the meeting should be **7:30pm** and the adjournment was for a **regular** meeting. Motion was made by Raymond Martin, seconded by Alison Sternberg, to approve the Minutes of Regular Meeting August 28, 2017 of the Easton Planning and Zoning Commission as amended. The vote was unanimous, 4-0, motion carried.

Minutes of Regular Meeting, September 11, 2017 of the Easton Planning and Zoning Commission – Motion was made by Robert Maquat, seconded by Ross Ogden, to approve the minutes of Regular Meeting September 11, 2017 of the Easton Planning and Zoning Commission as filed. The vote was unanimous, 4-0, motion carried.

2. ZEO Report - None

At approximately 9:00pm, motion was made by Chairman Robert Maquat, seconded by Ross Ogden, to adjourn the regular meeting. The vote was unanimous, 4-0, motion carried.

  
Margaret Anania, Recording Secretary