

REGULAR MEETING MINUTES DECEMBER 10, 2018  
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.

Chairman, Robert Maquat, called the Regular Meeting to order at approximately 7:00pm.  
Regular Members present: Robert Maquat, Ross Ogden, Wallace Williams and Raymond Martin  
Alternate Members present: Alison Sternberg, Justin Giorlando and Tom Maisano  
For the record: Tom Maisano was appointed to vote in absence of a regular voting member.

ADMINISTRATIVE AND OTHER MATTERS:

2&3. ZEO Report & Correspondence - Present at the meeting was Zoning Enforcement Officer, Phillip A. Doremus.

The Chairman stated that there had been correspondence received from Bill Kupinse dated November 20, 2018, regarding an alleged logging operation in Easton. Also present at the meeting was a neighbor of the alleged logging operation, Bob Cohen. The chairman noted and read partially several correspondences sent and received regarding Nikki Zeoli a/k/a Nikki Z. Porzio and her property located at 639 Stepney Road in Easton:

1. Settlement Agreement and Mutual Releases
2. Certified letter dated July 26, 2018 from Phillip A. Doremus, Zoning Enforcement Officer, to Nikki Zeoli a/k/a Nikki Z. Porzio, 20 Meeker Road, Westport, CT, Re: Property located at 639 Stepney Road, Easton, CT, Owner of record: Nikki Zeoli.
3. Response to certified letter dated August 8, 2018 to Phillip Doremus from Bert Porzio via e-mail in response to his letter.
4. E-mail from William Kupinse to Margaret Anania dated November 20, 2018 with attached photograph of the logging operation taking place in Easton and attached article from the Fairfield Citizen on the logging operation of the Porzio's in Fairfield which was stopped.

The Commission determined based on the testimony of the Zoning Enforcement Officer and other information recently received that the scope of activity at 639 Stepney Road by Zeoli/ Porzio is inconsistent with the Settlement Agreement which was signed with the Town. The Commission also determined that Town Counsel, with approval from Adam Dunsby, should be notified as to what has been happening; the Chair, Robert Maquat, stated he would notify both. The Commission also determined that the Chair and the Zoning Enforcement Officer will draft a letter and include a copy of the agreement, the letter dated July 26, 2018 sent by the Zoning Enforcement and be specific in non-compliance with the agreement signed.

Added to the agenda – Robert Maquat, seconded by Raymond Martin, made a motion to add to the agenda the discussion of 15 Fensky Road. The vote was unanimous, 5-0, motion carried. The Zoning Enforcement Officer stated that there had been little progress made and that his letter of October 3, 2018 indicated that the warehousing of roofing materials is not an acceptable use.

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Added to the agenda- Discussion of 15 Fensky Road (continued)

It was noted that nothing had been received from Joanne Grinnell regarding Article 6 of the Easton Zoning Regulations given to Ms. Grinnell at the previous meeting she attended. Therefore the Commission determined that the Land Use Director, John Hayes, and the Zoning Enforcement Officer, Phillip Doremus, should write a letter and be very specific in the letter, reiterating that she attended the Commission's meeting and understood she was to respond to the Commission on how she complies with Article 6 of the Zoning Regulations.

Resident of 60 Ferndale Drive spoke of a concern she had.

2. ZEO Report – The Zoning Enforcement Officer gave a report regarding 33 Norton Road and stated that the pile of earth was still at the end of the lane and that the gate was broken; he further stated that no work was being done. It was noted that Mr. Brito was sent a certified letter, which he signed, and that the letter had requested him to attend the meeting of December 17, 2018.

The ZEO stated that the Commission has been supportive of agriculture in Easton. The ZEO stated that a farmer wanted to do the same farming he was doing in Westport and that Easton has adopted the "Right to Farm Ordinance". However, that farmer has started constructing a building without a permit and he must be advised of that fact. The ZEO noted that temporary hoop houses were not considered structures. The Chair requested that the ZEO get any complaints in writing. With a written complaint, in hand, there is no option but to tell the owner of the property that he is in violation.

The ZEO stated that the mapping was shoddy as to dedicated open space. The Chair reminded everyone that this is an evolving document, which may be changed at any time in the future.

ITEMS FOR DISCUSSION AND/OR ACTION:

1. Proposed draft update of the EASTON PLAN OF CONSERVATION AND DEVELOPMENT 2018-2028 – The Commission reviewed the latest Draft Update of the Easton Plan of Conservation and Development 2018-2028. The Chair read through various items in the draft text and maps of the POCD and polled the view of various Commissioners. Commissioner Wallace Williams raised questions about three items: The decreased size of the Village District, Preservation of the Easton Village Store and discussed minimum acreage requirements for the Residential Conservation Development.

After discussion, motion was made by Robert Maquat, seconded by Raymond Martin, for the Easton Planning and Zoning Commission to adopt the Easton Plan of Conservation and Development 2018-2028, stating that this document is not a static document but a working document to be looked at for consideration in the future. The vote was unanimous, 5-0, motion carried.

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ITEMS FOR DISCUSSION AND/OR ACTION:

1. Proposed draft update of the EASTON PLAN OF CONSERVATION AND DEVELOPMENT 2018-2028 (continued):

It was noted that the Commission must set an effective date for the new POCD. The motion was amended by Robert Maquat, seconded by Raymond Martin, to include the effective date of December 31, 2018. The vote was unanimous, 5-0, motion carried.

2. Continued review of latest update of proposed Draft Town of Easton Zoning Regulations – The latest draft will be e-mailed to the Commission, again, for discussion at the next meeting December 17, 2018. The Land Use Director, John Hayes, stated that there should be standards for the layout of parking.

ADMINISTRATIVE AND OTHER MATTERS:

3. Correspondence: The Chairman stated that it was that time of the year for the budget to be prepared and read a letter dated December 10, 2018 from Matthew P. Gachi, Chairman, Board of Finance. It was noted that John Hayes will start the process of review. Commissioner Justin Giorlando stated that they should hire an outside consultant to get Grants for projects to be completed in Town. It was noted that Weston received a grant recently; the Town should inquire how it was obtained. It was noted that possibly volunteers could apply for grants for the Town; it may be possible to offer internships for student engineers. Coordination could be through Public Works to get grants. The Commission should have Edward Nagy, P.E., Director of Public Works, come to a meeting.
1. Minutes of Regular Meeting November 19, 2018 of the Easton Planning and Zoning Commission – Motion was made by Wallace Williams, seconded by Ross Ogden, to Approve the Regular Meeting Minutes for the November 19, 2018 Easton Planning and Zoning Commission Meeting as presented. The vote was unanimous, 5-0, motion carried.

At approximately 9:00 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 Ananja, Recording Secretary