

REGULAR MEETING MINUTES AUGUST 6, 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 7:05pm.  
Regular Members present: Robert Maquat, Raymond Martin and Wallace Williams  
Alternate Members present: Alison Sternberg, Justin Giorlando and Tom Maisano  
Alternate Members absent: Ross Ogden  
For the record: Tom Maisano was appointed to vote for regular member Ross Ogden. Alison Sternberg was appointed to vote in absence of a regular voting member. Justin Giorlando was appointed to vote until regular member Raymond Martin arrived.

ADMINISTRATIVE AND OTHER MATTERS

1. Minutes of Regular Meeting, July 23, 2018 of the Easton Planning and Zoning Commission  
Motion was made by Wallace Williams, seconded by Tom Maisano, to accept the Minutes of Regular Meeting July 23, 2018 as filed. The Secretary noted a typo in the first paragraph of page one of the minutes; June 11, 2018 should be July 9, 2018. The motion was amended by Wallace Williams, seconded by Tom Maisano, to include the noted typo change. The vote was unanimous, 5-0, motion carried.
2. ZEO Report – The Chairman noted receipt of the following items from the Zoning Enforcement Officer, Phillip A. Doremus:
  - a. Notice of Zoning Violation for 205 Mile Common
  - b. Second Notice of Zoning Violation for 15 Fensky Road
  - c. Letter to Nikki Zeoli regarding 639 Stepney Road “Settlement Agreement and Mutual Releases”

Raymond Martin arrived during the discussion of this item at approximately 7:10pm.

3. Correspondence: The Chairman noted receipt of Bill Kupinse’s letter dated August 3, 2018 and stated that he planned on meeting with him by the end of the month with possibly another Commissioner. Mr. Kupinse was present and was agreeable to the proposed meeting.

DRAFT UPDATE OF THE EASTON TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2018-2028:

The Commission discussed a variety of planning topics after discussions with economists, certified municipal planners, demographers, academics and other subject matter experts.

1. Macro backdrop (Federal/State/Local): The Commission discussed economists’ comments regarding CT’s lagging economic recovery relative to the region and rest of the country. Commission question: How can Easton be better prepared as a town given the macro backdrop?

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DRAFT UPDATE OF THE EASTON TOWN PLAN OF CONSERVATION AND  
DEVELOPMENT 2018-2028 (continued)

2. Demographic trends: The Commission discussed demographers' comments regarding the importance of small towns such as Easton maintaining population diversity. The Commission discussed demographers' comments regarding the importance of addressing the needs of our older population and being attractive to the younger population (millennials) that desire a place to "cluster" or "congregate". The Commission discussed comments from demographers that the services for both demographics are quite consistent. Commission question: How can Easton appropriately plan to ensure Easton maintains population diversity?
3. Education trends: The Commission discussed comments from demographers, economists and academics regarding the trend towards regionalization of services for small towns. The Commission discussed comments that trends imply many schools in small towns may need to merge or share teachers with other towns and comments that these trends are expected to continue. Commission question: How can Easton best plan for the long-term sustainability of its high-quality education.

Chairman Maquat stated that he had attended a meeting of the Board of Finance and that Easton has to focus on its Grand List, cutting its costs and spending properly. Chairman Maquat also stated that the scope and scale of the Village District needs to be finite with more communication with the townspeople. The Commission owes it to the people to be more concise and make more findings.

The Land Use Director, John Hayes noted the trends towards regionalization of public facilities, specifically Health Districts. Commissioner Tom Maisano stated that small towns cannot keep the same level of services with lower housing values and rising costs. The Chairman stated that the people need to get value for their taxes.

PLANNING ITEMS TO BE DISCUSSED

Proposed Trails and Bikeways

Commissioner Justin Giorlando spoke about the proposed trails and bikeways plan for Easton and stated that it should be a maintenance and budget item and that possibly the fee-in-lieu of open space monies could be used to help create and maintain trails and bikeways. Justin Giorlando stated that the Town needs to look into the possibility of outside support and funding and that it should be part of the METROCOG plan first. Justin Giorlando also stated that Easton is not listed for any of those improvements by METROCOG. Route 58 is on the State Bikeway Plan but is also designated as a scenic highway and that you can't change the character of the road. Justin Giorlando suggested hiring an engineer consultant who specializes in getting grants.

The Land Use Director noted that METROCOG would be having a meeting of its Transportation Technical Advisory Committee next week and that they would be discussing Planning Studies and the Community Connectivity Program and that he would try to attend.

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PLANNING ITEMS TO BE DISCUSSED

Proposed Trails and Bikeways

The Land Use Director stated that the Town of Easton has been working towards getting a Central Trails System via Town Roads and that the next step is to get a Bicycle Plan and Trails Plan to METROCOG.

Tim Brady, Fairfield County Farm Bureau, stated that Easton would be holding its Annual Farm Tour next weekend Saturday, 10:00am to 2:00pm, and that this is part of branding Easton and its Agriculture.

As follow-up to the prior meeting, the Chair questioned whether the Land Use Director had contacted Michael Santoro of the Department of Housing regarding the restrictive covenant period. John Hayes stated that he had not directly spoken to Mr. Santoro but that there have been several messages left back and forth and that he would follow-up on this item.

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

  
Margaret Anania, Recording Secretary