

SPECIAL MEETING MINUTES MAY 20, 2019
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 6:15pm.
Regular Members present: Robert Maquat, Wallace Williams, Ross Ogden, Justin Giorlando and Raymond Martin

Alternate Members present: Alison Sternberg, Tom Maisano and Walter Kowalczyk
For the record: Land Use Director, John Hayes, was present. Town Counsel, Pete Gelderman was present and outside consultant Glenn Chalder was present. Pete Gelderman left during public comment.

Robert Maquat read the notice of the Public Hearing:

The Easton Planning and Zoning Commission will hold a public hearing at its meeting on Monday, May 20, 2019 at 6:00PM, in the Cafetorium of the Helen Keller Middle School, 360 Sport Hill Road, Easton, CT, to consider adoption of proposed EASTON ZONING REGULATIONS, dated April 11, 2019 and proposed Town of Easton Zoning Map, prepared for the Town by METROCOG. Copies of the proposed Zoning Regulations and Zoning Map are on the Town of Easton website at eastonct.gov. A copy of the proposed Regulations and Map are on file in the Office of the Easton Town Clerk.

Glenn Chalder presented a Power Point Presentation stating that the Public Hearing on Adoption were for two items: Proposed EASTON ZONING REGULATIONS, dated April 11, 2019 and Proposed Town of Easton Zoning Map, prepared for the Town by METROCOG. He discussed the four main parts of the Zoning Regulations 1. BASICS, 2. ZONES & USES, 3. STANDARDS AND 4. PROCEDURES. Glenn Chalder next discussed the Zoning Map. He then gave a summary statement.

The Chairman opened the meeting up to the public and the following people spoke:

Dori Wollen, 8 Cedar Hill Lane
Grant Monsarrat, 370 N. Park Avenue
Joan Winter, 16 Old Orchard Rd.
June Logie, 140 Rock House Rd.
Pam Ferraina, 63 Burr Street
John Harris, 13 Ridgeway
Bill Kupinse, 5 Stones Throw
Dwight Senior, 56 High Ridge Rd.
Beverly Dacey, 257 Redding Rd.
Paula Barker, Morehouse Rd.
Debra Klein, 114 Cedar Hill Rd.
Marie Ancona, Mile Common
Kate Reed, Black Rock Road
Drew Chieda, Wydeewood Road
Abbie, LePage, 18 Cold Spring Road

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Public Hearing (continued):

The following people spoke:

Lee Linval, Deepwood Road

Jeff Becker, 5 Cedar Hill Road

June Logie, 140 Rock House Rd.

The Chairman noted the following items for the record:

1. Letter dated May 20, 2019 to Easton Planning and Zoning Commission Re Comments entered for 5/20/19 Public Hearing on Proposed Zoning Regulations, from Kathleen and Dan Magner, 55 Sanford Drive, Easton, CT 06612, consisting of one page.
2. E-mail from Glenn Chalder to Margaret Anania RE: Equine Facility, May 13, 2019, one page.
3. E-mail from Kristin Foberg, WestCOG staff, to Margaret Anania, dated May 20, 2019, Re: Referral in accordance with 8-3b, of the State Statutes for update of Easton Zoning Regulations and Zoning Map, two pages.
4. Letter dated May 20, 2019 to Chairman Maquat from the Board of Selectmen, signed by Adam Dunsby, three pages.
5. Letter to Planning & Zoning Commission, dated May 16, 2019, RE; PROPOSED REGULATIONS – April 11, 2019, from Bruce E. Bombero, Sr., P.E., L.S., Deputy Director of Public Works, Assistant Town Engineer, one page.
6. Letter to Robert Maquat, Chairman, Planning and Zoning Commission, dated April 11, 2019, Re: Referral of the Draft Update of the Town of Easton Zoning Regulations and Referral of the Draft Update of the Easton Zoning Map, from Matt Fulda, Executive Director, METROCOG, two pages.
7. E-mail from Glenn Chalder to Margaret Anania dated May 8, 2019, RE: Draft Easton Zoning Regulations – Accessory Structures less than 200SF, three pages.
8. E-mail from Mark Hoover, METOCOG, RE: proposed Town of Easton Zoning Map, one page, with Large Size Town of Easton Zoning Map, Proposed Map for Public Hearing On 5/20/19, with correct scale on the map.
9. Memo to Glenn Chalder, AICP, Mark Hoover, GISP, Robert Maquat, Chairman, Easton Planning & Zoning Commission, dated May 7, 2019 from John Hayes, Land Use Director and Outside Consultant, one page with two attachments.
10. E-mail from Glenn Chalder to Margaret Anania, dated April 11, 2019, “Red Line” Zoning Regulations, with Zoning Regulations attached.
11. Memo dated April 10, 2019 from Mark Hoover to Glenn Chalder, Margaret Anania, Robert Maquat, Re: Easton Zoning Map, with Large Size Zoning Map attached.
12. Memo to Robert Maquat, Chairman, Easton Planning and Zoning Commission, dated April 3, 2019, RE: Draft Amended Zoning Regulations, Revision Date February 2019, Recommended Revisions & Additions from John Hayes, Land Use Dir., three pages.
13. Comments from Phil Doremus marked on Easton Zoning Regulations dated 5/16/19.
14. Two page submission from June Logie at 5/20/19 Public Hearing.
15. Four page memo to Planning and Zoning Commission from Dori Wollen, dated 5/20/19/
16. One page e-mail with letter attached to Planning and Zoning Commission from Mitchell H. Greenberg, V.M.D.

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Public Hearing (continued):

Commissioner Raymond Martin noted that the Commission had discussed the draft Regulations at approximately 57 meetings.

The following people spoke from the public:

Laurel Fedor, Maple Road
Dolly Curtis, 35 Flat Rock Road

The Chairman declared the public hearing closed at approximately 8:00pm

At approximately 8:05pm, motion was made by Raymond Martin, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary