

REGULAR MEETING MINUTES AUGUST 10, 2020  
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, Virtual Meeting via ZOOM, to order at approximately 7:05 pm.

Regular Members present: Raymond Martin, Ross Ogden, Robert Maquat, Thomas Maisano and Wallace Williams (arrived shortly after meeting started)

Alternate Members present: Jay Habansky, Alison Sternberg and Walter Kowalczyk

ZONING ENFORCEMENT REPORT:

Zoning Enforcement Report:

- Potential violation for 5 Knapp Street – Section 34301. Recreation Structures – A complaint stated that there was hot tub in the setback without a permit. A letter had been sent to the owner and the owner responded that the previous owner had a hot tub and that they just replaced the hot tub. The Zoning Enforcement Officer will speak with the Building Official regarding whether a permit is necessary. Needs update for next meeting
- Zoning Violation for 740 Stepney Rd/15 Hayes St - Section 3310, recreational vehicle storage – Update on status of violation. No change – Needs update for next meeting
- Zoning Violation for 45 Westport Road – Section 3500 and 5100, Home-based businesses – No change - Needs update for next meeting.
- Potential violation for 57/59 Church Road – Section 6300, Exterior Lighting – No change
- Zoning Violation for 120 Maple Road – Section 3310, Parking, Commercial Vehicles – Update on status of violation - Mr. January had sent e-mails to Planning and Zoning which had been forwarded to the Commission. Mr. January attended the ZOOM meeting. The ZEO, Phillip Doremus, visited the location and gave a memo to Robert Maquat dated 8/10/20. This memo was distributed to the Commission and the Land Use Director. The Chairman read the last paragraph of the memo. By consensus, the Commission determined to take this item to the Board of Selectman for legal action.

New Business:

- Acceptance of SP-20-02, Special Permit Application, Submitted on behalf of Marcus G. and Karen B. Weinseiss, 81 Tranquility Drive, by SAVCAT, INC., to install a ground-mounted solar array, as depicted on a site map dated 7/11/20. – Application not yet complete; no public hearing scheduled.
- *Plan of Conservation & Development Amendment Section 6* – Add “6.6. Recommended Plans and Programs to Support Easton’s Conservation, Development, and Infrastructure Strategies” – The Chair stated he had reviewed the document and agreed that the POCD has to be kept relevant and in everyone’s thoughts as a big initiative.

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UNFINISHED BUSINESS:

The Chairman stated that he had spoken to the First Selectman today about the Planning Initiatives the Commission was hoping to discuss at future meetings, including the last item discussed. It was discussed that current conditions were not conducive to holding a public hearing or information meeting for items of this nature.

- *Zoning Amendment Sections 3250.7 & 5340* – Add “Managed Residential Home” as a permitted principal structure and use – Justin Giorlando will update the definition of Individual Residential Unit.
- *Zoning Amendment Section 3310 Parking, 3. Commercial Vehicle Storage* – No discussion of draft amendment other than slight change that will be made.
- *Grant Application* – TAP Grant; pending DOT review; no change per Justin Giorlando
- *GIS Project* – Create GIS portals for Open Space, Agri-Tourism, and Trails/Bikeways – Trails are being reviewed by Dori Wollen, Chair, with Conservation Commission of Trails/Bikeways. Justin Giorlando stated that trails are being added by priority by the interns.
- *Review Subdivision Regulations* – Justin Giorlando stated that he had not yet heard back from the Selectman’s office regarding payment.

By consensus, the Commission determined that Justin Giorlando and Chairman Robert Maquat will compose a letter to the First Selectman regarding the above items to keep them moving forward.


ANNOUNCEMENTS/CORRESPONDENCE:

- *South Park Avenue Update* – Justin Giorlando stated that the CT DEEP has received the application for grant; the Appraisal and Letters of Support; need to wait for approval of grant. The application is considered complete

REVIEW AND APPROVAL OF MINUTES:

Minutes of Regular Meeting July 27, 2020 of the Easton Planning and Zoning Commission Motion was made by Wallace Williams, seconded by Raymond Martin, to approve the Minutes for July 27, 2020 Easton Planning and Zoning Commission Meeting as presented. The vote was unanimous, 4-0, motion carried. Thomas Maisano did not vote as he was not at that meeting.

At approximately 8:00 pm, there being no other business to be conducted, motion was made by, Ross Ogden, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary