



REGULAR MEETING MINUTES SEPTEMBER 21, 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 7:07 pm.

Regular Members present: Robert Maquat, Thomas Maisano and Wallace Williams

Regular Members absent: Raymond Martin and Ross Ogden

Alternate Members present: Jay Habansky

Alternate Member absent: Walter Kowalczyk and Alison Sternberg

For the record: Voting would be the three Regular Members present and Alternate Member, Jay Habansky; he voted for Raymond Martin.

ZONING ENFORCEMENT REPORT:

- Potential violation for 5 Knapp Street – Section 34301. Recreation Structures – Received e-mail. The Commission had determined at the last meeting that a letter should be sent to 5 Knapp Street requesting that an application must be submitted within 30 days or further action will be taken. The Secretary will send out this letter this week.
- Zoning Violation for 740 Stepney Rd/15 Hayes St - Section 3310, recreational vehicle storage – Received memo from Phil Doremus. No response has been made to the violations sent. This item to be remanded to Ira Bloom like 120 Maple Road, await permission from the First Selectman. The Secretary stated that she believed the owner of the property was deceased. The Chair instructed the Secretary to follow-up with the Easton Land Records and the Probate Court.
- Zoning Violation for 120 Maple Road – Section 3310, Parking, Commercial Vehicles – The Januarys were present. Chair noted that their e-mails will be forwarded to the Attorney. The Commission requests a report from the Zoning Enforcement Officer.
- Zoning Violation for 45 Westport Road – Section 3500 and 5100, Home-based businesses – No update received from the Zoning Enforcement Officer
- Potential violation for 57/59 Church Road – Section 6300, Exterior Lighting – No change

UNFINISHED 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. – New e-mails received from applicant requesting more time, first meeting in October, October 5, 2020, to submit required info for the special permit.
- Plan of Conservation & Development Amendment Section 6 – Add “6.6. Recommended Plans and Programs to Support Easton’s Conservation, Development, and Infrastructure Strategies” – Document was circulated to the Commission. No discussion.

REGULAR MEETING MINUTES SEPTEMBER 21, 2020
FOR THE EASTON PLANNING AND ZONING COMMISSION

UNFINISHED BUSINESS (continued):

The Chairman stated that a list of Planning Initiatives the Commission intends to bring to public hearing in the future were discussed at a Meeting with First Selectman, David Bindelglass, and Justin Giorlando. However, it was determined that a public hearing would likely not be possible for some time.

- Zoning Amendment Sections 3250.7 & 5340 – Add “Managed Residential Home” as a permitted principal structure and use – No discussion.
- Zoning Amendment Section 3310 Parking, 3. Commercial Vehicle Storage – This item was to be changed to add the allowable working time to be 6 days a week, Monday through Saturday, 6:00am to 6:00pm. The changes have not yet been made; therefore, there was no discussion.
- Other Zoning Regulations Needing a Possible Amendment – Several other items were noted at the previous meeting needing changing. No changes have been made yet, therefore, there was no discussion of these items.
 1. Accessory Apartment
 2. Swimming Pool equipment
 3. Roof-mounted flush solar panels
 4. Propane Tanks
 5. Air B & B
- *Grant Application* - TAP - No update.
- *GIS Project* - No update.
- Review Subdivision Regulations – Digital and paper copy sent to Glenn Chalder.

ANNOUNCEMENTS/CORRESPONDENCE:

Commissioner Jay Habansky asked whether anyone had listened to the Aquarion Meeting. The Chair stated that he believed Commissioner Raymond Martin did. Commissioner Jay Habansky stated that he believed there should be a letter from the Commission regarding the increased withdrawal of the Town’s water and aquifers and diverting to new locations. It was noted that the Town is not allowed to access Aquarion properties and that the Grand List amounts for their properties were very low.

REVIEW AND APPROVAL OF MINUTES:

Minutes of Regular Meeting September 14, 2020 of the Easton Planning and Zoning Commission. Motion was made by Wallace Williams, seconded by Robert Maquat, to approve the Minutes for September 14, 2020 Easton Planning and Zoning Commission Meeting as presented. The vote was unanimous, 3-0, motion carried. Jay Habansky did not vote as he did not attend that meeting.

REGULAR MEETING MINUTES SEPTEMBER 21, 2020
FOR THE EASTON PLANNING AND ZONING COMMISSION

At approximately 7:30 pm, there being no other business to be conducted, motion was made by, Wallace Williams, seconded by Jay Habansky, to adjourn the meeting. The vote was unanimous, 4-0, motion carried.


Margaret Anania, Recording Secretary