



REGULAR MEETING MINUTES NOVEMBER 30, 2020  
FOR THE EASTON PLANNING AND ZONING COMMISSION

New Business:

- Letter of request, dated November 5, 2020, for Electric Meter & Re-Designation as Legal Accessory House Re: 171 Sport Hill Road. The Commission reviewed a letter from Peter and Carolyn Graupner, dated November 5, 2020, received November 16, 2020, with several pages of attachments. The Commission reviewed the Zoning Regulations that were in effect when the second attached structure for the medical office was built next to the garage of the main house. Justin Giorlando noted the regulations don't provide for way out of the medical building situation once the use is no longer required. Additionally, the accessory apartment regulations require that the structure be attached to a main wall of the principal dwelling and not the garage. It was suggested the garage attached to the medical building could be converted to living space. There are several sections of the Zoning Regulations that appear to preclude the use of the space as an accessory apartment. The Graupners should be contacted and apprised of the situation.
- Form letter regarding Zoning Regulation non-compliance for Variance applications – Discussion and possible action. Justin Giorlando noted that the process for submitting a variance application needed to be discussed and stated that the Zoning Board of Appeals currently only hears cases denied by Zoning for appeals or variances. He mentioned that an applicant shouldn't be required to submit a zoning permit knowing it would be denied to be able to submit a zoning variance application. Jay Habansky stated that he agreed with Mr. Giorlando and that it was costly for people to be denied first. A meeting is to take place with Justin Giorlando, David Bindelglass, Jay Habansky, John Harris, Chairman of the Easton Zoning Board of Appeals and Robert Maquat, Chairman of Easton Planning and Zoning Commission. Justin Giorlando stated that applications need to be less costly for people to apply.

Unfinished Business:

- *Grant Application* - TAP – No discussion; no update.
- Public hearings are necessary but have been put off for some time on the following items.
  - 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.
  - 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 – No changes made; no discussion.
  - Other Zoning Regulations Needing a Possible Amendment – Several other items were noted at the previous meetings needing changing. No changes made; no discussion.
- *GIS Project* – Still under review. No update.

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Unfinished Business: (continued)

- Review Subdivision Regulations – The Chairman stated that Glenn Chalder has contacted Town Officials to offer their comments regarding the Subdivision Regulations.

Announcements/Correspondence:

- Bike Racks via DPH Active Transportation Grant – Justin Giorlando stated that the First Selectman had applied for the Active Transportation Grant which could provide additional funds for bike racks, up to ten bike racks per municipality, in a regional application to METROCOG.
- Transportation Technical Advisory Committee – Justin Giorlando stated that there was still one summit available for Commissioners to attend and that interested parties should let him know.
  - Connecticut Strategic Highway Safety Plan Virtual Summit 12/8 and 12/9 (9 am-4:30 pm) - "Road to Saving Lives"
- Ray Martin noted that Tony Hwang was having a face book link to a meeting being held tomorrow regarding the Regionalization of Zoning.

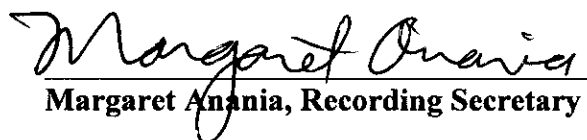
REVIEW AND APPROVAL OF MINUTES:

- Motion was made by Wallace Williams, seconded by Ross Ogden, to approve the Minutes of Regular Meeting November 9, 2020 as amended with two minor corrections: Page 1, on top of the page, Alison Sternberg should have a "t" removed from her name, (Aliston) and on Page 3, Item 3, the word "of" should be "or", "or the development of the district". The vote was unanimous, 5-0, motion carried. Jay Habansky voted as Ray Martin was not present at that meeting

Unfinished Business: (continued)

- POCD – The Chair stated David Bindelglass was approached by Park and Recreation regarding pursuing the walking trail on Morehouse Road as specifically shown in the Morehouse Civic Park Master Plan as it was believed good for seniors to walk and exercise. Discussion was held that this was an initiative which Justin Giorlando could look at.
- Discussion was also raised about the letter to Aquarion regarding the diversion of water from our reservoir. It was noted that this was being handled by the Selectman and that there were resources available to the Town through the firm actively doing the Revaluation. Discussion was held about hiring a Consultant do an independent study.

At approximately 8:30 pm, there being no other business to be conducted, motion was made by, Wallace Williams, seconded by Ray Martin, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary