

REGULAR MEETING MINUTES DECEMBER 14, 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: Robert Maquat, Wallace Williams, Ross Ogden, Thomas Maisano and Ray Martin

Alternate Members present: Alison Sternberg and Walter Kowalczyk

Alternate Members absent: Jay Habansky

For the record: Alison Sternberg was appointed to vote for Ray Martin until he arrived.

REVIEW AND APPROVAL OF MINUTES:

- Motion was made by Wallace Williams, seconded by Ross Ogden, to approve the Minutes of Regular Meeting November 30, 2020 as amended with two minor corrections: Page 1, Zoning Enforcement Report, Zoning Violation for 45 Westport Road, Section 3500 should be Section 3350. Also on page 1 under Zoning Enforcement Report, Potential Violation for 5 Knapp Street, Section 34301, should be Section 3430. The vote was unanimous, 4-0, motion carried. Alison Sternberg voted as Ray Martin was not present at that meeting

Zoning Enforcement Report:

- Zoning Violation for 120 Maple Road – Section 3310, Parking, Commercial Vehicles – The Januarys had sent an e-mail but were not present. The situation appears to be better.
- Zoning Violation for 740 Stepney Rd/15 Hayes St - Section 3310, recreational vehicle storage – No change
- Zoning Violation for 45 Westport Road – Section 3350 and 5100, Home-based businesses – 2nd Zoning Violation issue 11/5/20. No change.
- Potential violation for 57/59 Church Road – Section 6300, Exterior Lighting – No change
- Potential violation for 5 Knapp Street – Section 3430, Recreation Structures - Certified letter was received 10/1/20. No change.
- Potential violation for 116 Wilson Road – Section 3310, Parking, Commercial Vehicles Owner of 116 Wilson Road was contacted by Secretary. No change.

Ross Ogden entered the meeting at approximately 7:08pm.

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New Business:

- Morehouse Civic Park - The Park and Recreation Commission is trying to find a spot in town to install pickle ball courts. They requested input on the feasibility of installing it behind 660 Morehouse where the current baseball batting cage is located. Baseball will not be needing this cage anymore with the renovation of the 50/70 field this Fall. Discussion and possible action. It was noted that this request was for the "old" Samuel Staples property, 660 Morehouse Road, not the Morehouse Civic Park. The Land Use Director questioned whether the Morehouse Civic Park property was looked at for locating the pickle ball courts as it has ample space and parking. The Commission determined that they would need more info regarding the request: a location placed on the map supplied by Mark Ochman, P.E.; statement as to whether any current tenants of the property are currently using this location; details of the lease agreements; potential restrictions of use of the field due to lease; hours of use of the proposed 2 pickle ball courts; location for parking for this use and access for parking. It is also requested that Park and Recreation possibly look at the Morehouse Civic Park for a potential location.

Unfinished Business:

- *Grant Application* - TAP – Brief discussion. The Land Use Director, Justin Giorlando, stated that the consultants agreed with MetroCOG's changes. They are getting ready to initiate the grant. The Town needs to hold a Town Meeting regarding funding.

Walter Kowalczyk and Ray Martin entered the meeting at approximately 7:15pm.

- 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.

Unfinished Business: (continued)

- Review Subdivision Regulations – The Chairman had stated that Glenn Chalder has contacted Town Officials to offer their comments regarding the Subdivision Regulations. No update.

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Announcements/Correspondence:

- Proposed Easton Demolition Delay Ordinance w/changes – The Chairman stated that Planning and Zoning had reviewed this previously as a Regulation and that this proposed Ordinance allows for people to take a pause to evaluate structures before they are demolished. It should not be a tool to delay but a chance to preserve. The Commission reviewed the “Index to the Historic Homes in Easton” and noted that the Ordinance was limited to this index. Questions were raised as to whether the owners of these properties on this list were contacted for their thoughts. The Commission will continue to review the proposed Easton Demolition Delay Ordinance.

The Chairman asked when the next meeting was and the Land Use Secretary replied that it was next Monday, December 21, 2020. Due to the fact that there are no new applications or pressing items, the Commission determined by consensus that the Planning and Zoning Commission Meeting scheduled for next Monday, December 21, 2020 should be canceled.

At approximately 7:30 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 Ananja, Recording Secretary