

REGULAR MEETING MINUTES FEBRUARY 22, 2021
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, Thomas Maisano and Ray Martin

Regular Members absent: Ross Ogden

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

For the record: Jay Habansky was appointed to vote for Ross Ogden

Announcements:

Chairman, Robert Maquat, noted that the Commission needs to come up with an affordable housing plan by July of 2022 in compliance with Section 8-30j. of the CT General Statutes; this item will be placed on the next agenda.

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. This item is currently under potential litigation.
- Zoning Violation for 15 Hayes St - Section 3310, recreational vehicle storage – It was noted that the copy of the Second Notice of Zoning Violation was received by Peter Neunteufel, 15 Hayes Street, Easton, CT 06612, on February 3, 2021.
- Potential violation for 5 Knapp Street – Section 3430, Recreation Structures - Notice of Zoning Violation was sent out February 16, 2021.
- Potential violation for 57/59 Church Road – Section 6300, Exterior Lighting – no change.
- Two pages of Zoning Violations processed 2012 to present – no discussion.

Correspondences:

It was noted that the Zoning Enforcement Officer has received an appeal of his decision to issue a Zoning Permit for an Accessory Structure at 59 Tranquility Drive.

It was noted that the Budget had been reviewed by the First Selectman with the Chair and Land Use Director and that in compliance with the POCD adopted, a capital item is being proposed for adding Gateway “Welcome to Easton” Signs, to be in five locations, as noted on the map in the POCD.

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Unfinished Business:

- SP-20-02, Special Permit for ground-mounted solar at 81 Tranquility Drive – discussion and possible action. The Town is waiting for final plans to be submitted; once complete, mylar will be prepared for the Chairman’s signature for filing in the Easton Land Records; no change.
- GIS Project – Create GIS portal for Agri-Tourism – In progress
- Review Subdivision Regulations – It was noted that the draft is being reviewed by the Chairman and the Land Use Director. The Draft of the Subdivision Regulations should be sent to the Commission for review before the next meeting.
- Plan of Conservation & Development Amendment Section 6 – Add “6.6. Recommended Plans and Programs to Support Easton’s Conservation, Development, and Infrastructure Strategies” – No change; public hearing needed.
- *Zoning Amendment Section 3310 Parking, 3. Commercial Vehicle Storage* – No change; public hearing needed.
- *Zoning Amendment Sections 3250.7 & 5340* – Add “Managed Residential Home” as a permitted principal structure and use – No change; public hearing needed.
- *Zoning Amendment Section 3410 Permitted Accessory Structures* – Define flush mounted solar panels and eliminate zoning permit requirement; Added above ground propane tank requirements – No change; public hearing needed.
- *Zoning Amendment Section 3430.1 Recreational Structures* – Update setback and lighting requirements – No change; public hearing needed.
- *Zoning Amendment Section 5220 Accessory Apartment Standards* – Update percentage of dwelling allowed in Residence B District to conform to A District; update allowed locations for accessory dwelling – No change; public hearing needed.
- *Grant Application* – TAP Grant; review of DOT report (Justin Giorlando) – No discussion. No action needed by the Planning and Zoning Commission; this item should be taken off the agenda.

New Business:

- Proposed Pickle Ball Courts by Park and Recreation on the former Samuel Staples Elementary School site, 660 Morehouse Road –Danielle Alves has scheduled a meeting with Rick Smith of Easton Country Day School to discuss parking and will get the exact location of the repositioned trail.

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REVIEW AND APPROVAL OF MINUTES:

- Motion was made by Wallace Williams, seconded by Ray Martin, to approve the Minutes of Regular Meeting February 8, 2021 as presented. The vote was unanimous, 5-0, motion carried.

At approximately 7:45 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, 5-0, motion carried.


Margaret Anania, Recording Secretary