

REGULAR MEETING MINUTES MARCH 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 7:10 pm.

Regular Members present: Robert Maquat, Wallace Williams, Thomas Maisano, Ray Martin and Ross Ogden

Alternate Members present: Alison Sternberg and Jay Habansky

Alternate Member absent: Walter Kowalczyk

For the record: All five regular members were voting

Zoning Enforcement Report:

- Zoning Violation for 120 Maple Road – Section 3310, Parking, Commercial Vehicles – E-mail was received. No report from ZEO. The Chairman noted Ira Bloom had been contacted.
- Zoning Violations for 45 Westport Road – Sections 3350 and 5100, Home-Based Businesses – No change.
- Zoning Violation for 15 Hayes St - Section 3310, recreational vehicle storage – No change.
- Potential violation for 5 Knapp Street – Section 3430, Recreation Structures - Notice of Zoning Violation was sent out February 16, 2021. Certified mail unclaimed. No change.
- Potential violation for 57/59 Church Road – Section 6300, Exterior Lighting – no change.

Unfinished Business:

- Review Subdivision Regulations – A Draft of the Subdivision Regulations had been sent to the Commission for review. The Commission was asked to provide comments to both the Secretary and the Land Use Director; only Wallace Williams has sent his comments.
- Justin Giorlando asked that everyone review the Regulations and give their comments. Plan of Conservation & Development Amendment Section 6 – Add “6.6. Recommended Plans and Programs to Support Easton’s Conservation, Development, and Infrastructure Strategies” – He noted that Jay Habansky had as introductory statement to be added. Justin will revise and send out the changed version before next meeting.

New Business:

- Revised Easement at 14 Tatetuck Trail – Review documents, discussion and possible action. Discussion was held regarding the adequacy of the Revised Easement and map; Justin Giorlando stated the map had been reviewed previously and that he believed the easement was worded properly and ready to be filed. Robert Maquat to sign the map.

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Unfinished Business:

- GIS Project – Create GIS portal for Agri-Tourism – In progress
- *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.

The Chair again noted that Easton will have to come up with an affordable housing plan to address compliance with Section 8-30j of the CT General Statutes by June of 2022.

The Secretary noted that she had spoken with the First Selectman, David Bindelglass regarding the holding of public hearings and that the first public hearing was being held tonight by the Board of Finance and that Planning and Zoning could now schedule public hearings.

ANNOUNCEMENTS/CORRESPONDENCE:

The Land Use Director, Justin Giorlando, stated that the Road Safety Audit took place last Thursday and Friday. He noted that two cameras had been placed: one, south of Old Oak Road and one, south of Chester Road.

REVIEW AND APPROVAL OF MINUTES:

The Secretary noted that the changes made to the top of the minutes were not saved when posted: she noted that the meeting started at approximately 7:10pm, that Ross Ogden was present and that all five regular members were voting.

- Motion was made by Wallace Williams, seconded by Ross Ogden, to approve the Minutes of Regular Meeting, March 8, 2021 as amended by the Secretary, Margaret Anania. The vote was unanimous, 5-0, motion carried.

Zoning Enforcement Report:

- Two pages of Zoning Violations processed 2012 to present – Ray Martin asked if there had been any report. No change.

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At approximately 7:30 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