

REGULAR MEETING MINUTES APRIL 12, 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.

Vice-Chairman, Raymond Martin, called the Regular Meeting, Virtual Meeting via ZOOM, to order at approximately 7:07 pm.

Regular Members present: Wallace Williams and Raymond Martin

Regular Members absent: Robert Maquat, Thomas Maisano and Ross Ogden

Alternate Members present: Alison Sternberg and Jay Habansky

Alternate Member absent: Walter Kowalczyk

For the record: Alison Sternberg was appointed to vote in place of Ross Ogden and Jay Habansky was appointed to vote in place of Thomas Maisano.

Zoning Enforcement Report:

- Zoning Violation for 120 Maple Road – Section 3310, Parking, Commercial Vehicles – E-mail was received. No report from ZEO
- Zoning Violations for 45 Westport Road – Sections 3350 and 5100, Home-Based Businesses – No change; neighbor has complained to First Selectman's Office.
- Zoning Violation for 740 Stepney Road/15 Hayes St - Section 3310, recreational vehicle storage – No change; still has not gone to probate.
- Zoning Violation for 5 Knapp Street – Section 3430, Recreation Structures – Copy of notice of Zoning Violation was sent out again. No change. Second Notice of Zoning Violation should be sent out.
- Potential violation for 101 Northwood Drive – Discussion and possible action; no report received from Zoning Enforcement Officer.
- Potential violation for 57/59 Church Road – Section 6300, Exterior Lighting – no change.

The Vice- Chairman, Raymond Martin, stated he would like a written report from the Zoning Enforcement Officer regarding these items.

Unfinished Business:

- GIS Project – Create GIS portal for Agri-Tourism – No change; still with Agricultural Commission.
- 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 Justin Giorlando; only Wallace Williams has sent his comments. Justin Giorlando to circulate Mr. William's comments to the Commission. Justin Giorlando stated that Glenn Chalder would attend the April 26, 2021 meeting of the Easton Planning and Zoning Commission regarding the Subdivision Regulations.

REGULAR MEETING MINUTES APRIL 12, 2021  
FOR THE EASTON PLANNING AND ZONING COMMISSION

Unfinished Business:

- 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.

The Vice-Chairman, Raymond Martin, stated that all of the proposed Amendments noted above need to go to public hearing. Motion was made by Raymond Martin, seconded by Alison Sternberg, to schedule a public hearing to be held as a Virtual Meeting, via ZOOM, for all of these proposed Amendments, on June 14, 2021. The vote was unanimous 4-0, motion carried.

New Business:

SP-21-01, Special Permit Application, Submitted by Easton Racquet Club, Inc., 36 Wimbledon Lane, Plans submitted by Dymar, Inc., 800 South Main Street South, Suite 132, Southbury, CT, 06488, last revised 3/26/2021, the proposal is for two paddle tennis courts with lighting and one 4-bay pickle ball court with lighting. Receipt of application and possible scheduling of the public hearing. The Secretary stated that the Zoning Enforcement Officer, Phillip A. Doremus, had reviewed the application and stated that it was substantially complete. The Commission determined that a public hearing be held May 10, 2021.

Discussion and possible action regarding Aquarion Water Company properties. Motion was made by Raymond Martin, seconded by Wallace Williams, to add to the agenda the discussion of the Aquarion Water Company properties and their Diversion Permit and taxes. The vote was unanimous, 4-0, motion carried. The Commission discussed the Planning and Zoning Commission having a say regarding Aquarion properties, their Diversion Permit and taxes. Motion was made by Alison Sternberg, seconded by Wallace Williams, to appoint Vice-Chairman, Raymond Martin, as a liaison from the Planning and Zoning Commission to work with the Board of Selectmen regarding future meetings with Aquarion Water Company regarding their diversion permit and their taxation. The vote was unanimous, 4-0, motion carried.

REGULAR MEETING MINUTES APRIL 12, 2021  
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New Business (continued):

Section 6300, Exterior Lighting – There was a brief discussion that complaints had been received about people installing bright lights on their property. This Section may need to be revised.

ANNOUNCEMENTS/CORRESPONDENCE:

The Land Use Director, Justin Giorlando, stated that he received the draft results of the recent Road Safety Audit that was conducted. He stated some of their draft comments. The Commission awaits a copy of their review. Justin Giorlando stated that the final report should be available in a couple of weeks.

At approximately 7:40 pm, there being no other business to be conducted, motion was made by, Raymond Martin, seconded by Jay Habansky, to adjourn the meeting. The vote was unanimous, 4-0, motion carried.

  
Margaret Anania, Recording Secretary