

REGULAR MEETING MINUTES JUNE 28, 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 7:05 pm.

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

Alternate Members present: Alison Sternberg and Jay Habansky

Alternate Members absent: Walter Kowalczyk

For the record: All five regular members are present.

REVIEW AND APPROVAL OF MINUTES:

- Minutes of Regular Meeting June 14, 2021 - Motion was made by Wallace Williams, seconded by Robert Maquat, to approve the Minutes for June 14, 2021, Planning and Zoning Commission Meeting with a few slight changes: on page three, Item 9., 6th line under SP-21-01, the word dedicated should be added before the word established and the word or should be changed to and; also, on page four, Item 6 and Page five, Item 15, there should be added after Bruce Bombero's name that he is Deputy Director of Public Works and Assistant Town Engineer; on page six, under New Business, Item 2., the name BruE should be Bruce; and also, on page seven, first paragraph, line 3, the word us should be changed to use. The vote was unanimous, 4-0, motion carried. Thomas Maisano did not vote as he was absent.

ZONING ENFORCEMENT REPORT:

The Vice-Chair noted the Zoning Enforcement Officer (ZEO) had submitted a report dated 6/28/21 which the Vice-Chair read for the record.

- Zoning Violation for 120 Maple Road – Section 3310, Parking, Commercial Vehicles – The ZEO noted in his report that e-mails have been received from the Januarys and that this item had been sent to the Attorneys.
- Zoning Violations for 45 Westport Road – Sections 3350 and 5100, Home-Based Businesses – The ZEO noted in his report that this violation should be lifted.
- Zoning violation – 570 Morehouse Road – Section 3310, Parking, Commercial Vehicles & Section 7300, Earthwork Operations. The ZEO noted in his report that the notice of violation sent had been returned and that he would try to send a second notice; he also noted that a wetlands violation had been sent to that address.

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ZONING ENFORCEMENT REPORT (continued):

- Zoning Violation for 740 Stepney Road/15 Hayes St - Section 3310, recreational vehicle storage – The ZEO had noted in his report that he had spoken with the wife of Peter Neunteufel regarding the violations (unscreened offending vehicles).
- Potential Violation – 504 Judd Road – The ZEO stated in his report that the Planning and Zoning office had received complaints about the condition and activity at 504 Judd Road; he stated that he planned to start the enforcement action there with a wetlands violation.

Commissioner Jay Habansky gave insight into how the Town of Stratford deals with these issues. He stated that a Cease and Desist is issued for which the owner has 30 days to respond. If there is no response, it is handed to the Town Attorney's office and fines are issued after the 30th day.

Unfinished Business:

- *GIS Project* – Create GIS portal for Agri-Tourism – No discussion
- Review Subdivision Regulations – Justin Giorlando stated that we had been waiting for comments from Public Works; however, the comments from the Planning and Zoning Commission has been forwarded to Glenn Chalder for changes to be made to the draft. After the revised draft is received back from Glenn Chalder, it should be sent to other departments for comments; the Commission still wants comments from Public Works.
- Proposed Change in Non-conforming use – 169/171 Sport Hill Road. The Commission had determined at the previous meeting that they did not have enough information to act on this item. Commissioner Wallace Williams stated that this item has other associated nonconformities which may need approval from other entities and noted that possibly an Attorney should be consulted regarding this item.

New Business:

- Affordable Housing Plan Technical Assistance Grant – Vice-Chair Raymond Martin noted the State mandates that Towns adopt an Affordable Housing Plan by June of 2022 and notes that the Commission will need 3rd party input, either from Ira Bloom or Glenn Chalder; the Commission will need to hire someone to craft this important document. Justin Giorlando identified a grant which will help with this. Justin Giorlando stated that the Town of Easton is eligible for the Affordable Housing Plan Technical Assistance Grant and presented a draft of the application requesting \$15,000 in assistance to be forwarded to the Board of Selectmen, who must then adopt a Resolution and Certification of the First Selectman. Justin Giorlando stated that he had not received any quotes as yet. Jay Habansky stated that the Town of Stratford had spent \$25,000.00.

Motion was made by Raymond Martin, seconded by Ross Ogden, to send this application for Affordable Housing Plan Technical Assistance Grant to the Board of Selectmen for Resolution and Certification. The vote was unanimous, 5-0, motion carried.

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At approximately 7:45 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 Anania, Recording Secretary