

REGULAR IN-PERSON MEETING MINUTES AUGUST 9, 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, Raymond Martin, called the Regular IN-PERSON Meeting, to order at approximately 7:04 pm.

Regular Members present: Raymond Martin, Wallace Williams and Robert Maquat

Regular Members absent: Thomas Maisano and Ross Ogden

Alternate Members present: Jay Habansky

Alternate Members absent: Walter Kowalczyk and Alison Sternberg

For the record: Chairman Raymond Martin appointed Jay Habansky to vote for Ross Ogden.

REVIEW AND APPROVAL OF MINUTES:

The Planning and Zoning Secretary noted that the Agenda noted the meeting as being a regular meeting instead of a special meeting. (The minutes filed in the Town Clerk's office indicated it was a Special Meeting.)

- Minutes of Regular Meeting July 26, 2021 - Motion was made by Wallace Williams, seconded by Robert Maquat, to approve the Minutes for July 26, 2021 with a couple of small changes: On page 1, first sentence, the meeting should be **IN-PERSON**, and also on page 2, 4th paragraph, first sentence, Justin Giorlando **gave**, instead of presented, a Power Point **presentation**, instead of proposal. The vote was unanimous, 4-0, motion carried.

ZONING ENFORCEMENT REPORT: None received.

- Zoning violation – 144 Sport Hill Road – Section 3620 5., Minor Accessory Structure

The Planning and Zoning Secretary noted that the owner of 144 Sport Hill Road had received the Zoning Violation, via certified mail and that they had called the Planning and Zoning office and stated that they would be moving the shed to the rear and side of the lot, 20 feet away from the property line, for the A District.

New Business:

- Appoint new Zoning Enforcement Officer – Motion was made by Robert Maquat, seconded by Wallace Williams, to appoint Mark DeLieto as the Zoning Enforcement Officer for the Town of Easton. The vote was unanimous, 4-0, motion carried. The Commission welcomed Mark DeLieto as the new Zoning Enforcement Officer for the Town of Easton.

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New Business (continued)

- Adoption of Planning & Zoning Rules of Procedure - A document entitled "Easton Planning & Zoning Rules of Procedure" was distributed to the Commission which the Commission reviewed with the Land Use Director and the new Zoning Enforcement Officer. A couple of changes were made. Commissioner Wallace Williams asked that they hold off on adopting the Procedure. This item will be discussed next meeting August 23, 2021.

Unfinished Business:

- *GIS Project* – Create GIS portal for Agri-Tourism – No discussion
- Review Subdivision Regulations – Comments had been received from Bruce Bombero, P.E., Deputy Director of Public Works, Assistant Town Engineer but not Edward Nagy, P.E., Director of Public Works, Town Engineer. They are due by the middle of next week.
- Proposed Change in Non-conforming use – 169/171 Sport Hill Road
Raymond Martin stated that Town Counsel had advised that the prudent path would be to have the Land Use Director do findings on this property. Justin Giorlando gave the Planning and Zoning Commission a memo dated August 4, 2021 and stated that the Commission could find that the proposed use is more appropriate or equally appropriate than the use that was created in 1963 for the medical office. He also stated that the regulation regarding medical offices had been deleted in 1990 from the Easton Zoning Regulations with no out for medical offices. The memo detailed a summary of findings as they relate to the effective date of adoption or amendment of the Zoning Regulations. The Commission reviewed each finding. Commissioner Wallace Williams asked that they wait to make a decision regarding this item. This item will be discussed next meeting August 23, 2021.
- Adjudication of Proposed Amendments to POCD:
Amendment to the Easton Plan of Conservation and Development – add Section 6.6 - (NEW) Recommended Plans and Programs to Support Easton's Conservation, Development, and Infrastructure Strategies. Commissioner Jay Habansky stated that this item had been voted on by Town Referendum and that this item was consistent with the Sport Hill Road Transportation Study and is consistent with other parallel Planning initiatives: Consistent with the States Plan of Conservation and Development, consistent with safer forms of multi-modal travel as shown by the TAP Grant which provided for more walkable and rideable routes through Regional Planning.

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Unfinished Business: (continued)

- Adjudication of Proposed Amendments to POCD (continued)
Amendment to the Easton Plan of Conservation and Development (continued)

Motion was made by Jay Habansky, seconded by Robert Maquat, to amend the Easton Town Plan of Conservation and Development as it is consistent with: the State Plan of Conservation and Development, the Regional Transportation Plan, the existing Easton Town Plan of Conservation and Development, the Road Traffic Audit, the details from the Charrette and the fact that the project will improve safety and multi-modal transportation and will include the minor changes recommended by MetroCOG in their red-lined version for Section 6.6 Recommended Plans and Programs to Support Easton's Conservation, Development and Infrastructure Strategies and Section 6.6.1 Sport Hill Road Transportation Concept Plan. The effective date is to be September 1, 2021. The vote was unanimous, 4-0, motion carried.

- Adjudication of Proposed Amendments to the Easton Zoning Regulations
Amendments to the Easton Zoning Regulations:
Section 3310 - Parking - Commercial Vehicle Storage
Section 3250 & 5340 - Managed Residential Home (New Use and Structure)
Section 3410 - Permitted Accessory Structures – Solar Panels / Above Ground Propane Tanks
Section 3430 - Recreational Structures
Section 5220 - Accessory Apartment Standards

Motion was made by Raymond Martin, seconded by Wallace Williams, to approve the amendments to the Easton Zoning Regulations for the following additions as presented: Section 3250.7, Managed Residential Homes, as other residential use, recognizing that we are obligated to provide for seniors; and
Section 5340, Managed Residential Homes, as a lodging facility; and
approve the amendments to the Easton Zoning Regulations as follows:
Section 3310.3, Commercial Vehicle Parking, storage use and nuisance avoidance; and
Section 3410 Permitted Accessory Structures, setbacks and requirements for solar panels and above ground propane tank; and
Section 3430 Recreational Structures, Swimming pool setback requirements for equipment and below surface water lighting; and
Section 5220 Accessory Apartment Standards, percentage changes in Residence District B and below grade requirements for accessory apartments.
The above additions and amendments are to be effective September 1, 2021.
The vote was unanimous, 4-0, motion carried.

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Unfinished Business: (continued)

- Discuss Pathway information presented to the Board of Finance
Justin Giorlando stated that this item should have really gone under
Announcement/Correspondence. He stated that this information has been posted on the
Board of Finance website and contains information from the start of the project to the
very latest part of the project.

At approximately 8:15 pm, there being no other business to be conducted, motion was made by,
Wallace Williams, seconded by Raymond Martin, to adjourn the meeting. The vote was
unanimous, 4-0, motion carried.


Margaret Anania, Recording Secretary