

REGULAR REMOTE MEETING, HELD VIA ZOOM, MINUTES SEPTEMBER 27, 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 Remote Meeting, held via ZOOM, to order at approximately 7:10 pm.

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

Regular Members absent: Ross Ogden

Alternate Members present: Jay Habansky and Alison Sternberg

Alternate Members absent: Walter Kowalczyk

For the record: Chairman Raymond Martin appointed Jay Habansky to vote for Ross Ogden and Alison Sternberg was appointed to vote for Wallace Williams until he arrived several minutes later. Thomas Maisano has resigned from his position and it is now vacant.

NEW BUSINESS:

- Proposed Change in Non-conforming use – Medical Office Building
It was noted that it had been the opinion of the Planning and Zoning Commission that the conversion of a Medical Office Building to Accessory Apartment is a less intensive use. At the last meeting the Commission approved the change in use of the medical office to an accessory apartment at 169/171 Sport Hill Road. However, the use is subject to the requirements of Section 5200, Accessory Apartments, and this property must be heard by the Zoning Board of Appeals for variances to meet these criteria. The Chair stated that, in general, Accessory Apartment Use is equal or more appropriate throughout town than a Medical Office Building. He did not believe the commission needs to see every case and that a case can be reviewed by the Commission when referred by staff for a determination in unique circumstances. Robert Maquat inquired as to whether the Commission had input from Counsel. The Chair stated that Counsel had stated that the use was up to Planning and Zoning but if the structure needed a variance, it would have to go to the Zoning Board of Appeals. Jay Habansky agreed that the conversion of a Medical Office Building to an accessory apartment was a less intensive use. Alison Sternberg agreed with the conversion being a less intensive use and stated that the property would be more valuable to the homeowners. The Chair opened the meeting to the public for comments and questions. 5 members of the public spoke.

Motion was made by Raymond Martin, seconded by Jay Habansky, that the Commission finds that any conversion to an accessory apartment from a medical office building, is a less intensive use and must comply with Section 5200, Accessory Apartments. The vote was unanimous, 4-0, motion carried.



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ZONING ENFORCEMENT REPORT: The Zoning Enforcement Officer, Mark DeLieto, attended the meeting via ZOOM and gave an oral report.

- Zoning Violation - 120 Maple Road – Section 3310, Parking, Commercial Vehicles – Mark met with the neighbors, Mr. and Mrs. January, to discuss the issue. Owners have applied for a permit to build a large garage; will contact the homeowner to visit the site.
- Zoning Violation - 740 Stepney Rd/15 Hayes St - Section 3310, recreational vehicle storage. Went by the site and observed some recreational vehicles. Will speak to the owner to correct what can be corrected.
- Zoning violation - 5 Knapp Street – Section 3430, Recreation Structures, will contact the homeowner and visit the site.
- Zoning violation – 570 Morehouse Road – Section 3310, Parking, Commercial Vehicles & Section 7300, Earthwork Operations. All Notices of Zoning Violations were returned unclaimed. Marshal will be serving the Zoning Violations unclaimed as well as the Violation letter sent from Inland/Wetlands.
- Zoning violation – 1074 Black Rock Road – Section 7300, Earthwork Operations. Have met with owners of 1080 and 1074 Black Rock Road; both have contacted attorneys
- Zoning Violation – 504 Judd Road – Section 3310, Parking, Commercial Vehicles Mark has gone by the site; will speak with the homeowner.

REVIEW AND APPROVAL OF MINUTES:

- Minutes of Regular Meeting August 23, 2021 - Motion was made by Wallace Williams, seconded by Robert Maquat, to approve the Minutes for August 23, 2021, subject to a small typo on page 2, the paragraph which starts with “Wallace Williams stated...”, in the 2nd line, the word “and” should be “an”. The vote was unanimous, 4-0, motion carried.

Unfinished Business:

- *GIS Project* – Create GIS portal for Agri-Tourism – No discussion
- Review Subdivision Regulations – Awaiting signed proposal from Glenn Chalder. The commission reviewed the steps required for completion of the update of the Subdivision Regulations.

At approximately 8:00 pm, there being no other business to be conducted, motion was made by, Wallace William, seconded by Robert Maquat, to adjourn the meeting. The vote was unanimous, 4-0, motion carried.


Margaret Anania, Recording Secretary