

REGULAR REMOTE MEETING, HELD VIA ZOOM, MINUTES OCTOBER 25, 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 7:13 pm.

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

Regular Members absent: Ross Ogden

Alternate Members absent: Jay Habansky and Walter Kowalczyk

For the record: Chairman Raymond Martin noted that Alison Sternberg was now a regular voting member

NEW BUSINESS:

- **SP-21-02, Special Permit Application, Submitted on behalf of Christine E. Lee and Matthew Healy, 40 Bradley Road, Easton,** by SAVCAT, INC., to install two ground-mounted solar arrays. Motion was made by Raymond Martin, seconded by Robert Maquat, to schedule the public hearing on the above special permit application to be held on December 13 2021, as a referral must be made to the Town of Weston, as the property is within 500 feet of the Weston border. No vote was taken as a motion was not necessary.

ZONING ENFORCEMENT REPORT: The Zoning Enforcement Officer, Mark DeLieto, did not attend the meeting via ZOOM, due to family obligations. Chairman Raymond Martin said that Mr. DeLieto stated to him he had nothing new to report on the on-going violations. The Chairman did note that an e-mail had been received from the Januarys on the Zoning Violation for 120 Maple Road – Section 3310, Parking, Commercial Vehicles. The Chairman also noted that the Zoning Enforcement Officer needed to go to 33 Norton Road to see if the Agreement with Planning and Zoning was being violated. The Chairman also noted that the Town was still in the process of drafting a Citation Process for these on-going violations.

REVIEW AND APPROVAL OF MINUTES:

- Minutes of Regular Meeting September 27, 2021 - Motion was made by Wallace Williams, seconded by Robert Maquat, to approve the Minutes for the Regular Meeting of September 27, 2021 as presented. The vote was unanimous, 4-0, motion carried.

Unfinished Business:

- *GIS Project* – Create GIS portal for Agri-Tourism –No discussion
- Review Subdivision Regulations – It was noted that the Subdivision Regulations should be ready to go for Legal Review

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Added to the Agenda:

Motion was made by Raymond Martin, seconded by Robert Maquat, to add to the agenda the discussion of Public Act 21-29. The vote was unanimous, 4-0, motion carried. The Chair stated that the Easton Planning and Zoning Commission is mandated to have Affordable Housing in their Regulations and noted three items needed to be addressed in accordance with Public Act 21-29:


1. Temporary Healthcare Units
2. Parking Requirements
3. Accessory Apartments

The Chair noted that while the Commission has the ability to opt out of some of the above-noted items, they have no ability to opt out of the affordable housing law.

Announcements/Correspondence

It was noted that the bids came in regarding the hiring of the consultant to prepare the Affordable Housing Plan.

At approximately 7:45 pm, there being no other business to be conducted, motion was made by, Robert Maquat, seconded by Wallace William, to adjourn the meeting. The vote was unanimous, 4-0, motion carried.

  
Margaret Anania, Recording Secretary