

REGULAR MEETING, HELD IN-PERSON, MINUTES DECEMBER 13, 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 Meeting, held in-person, to order at approximately 7:08 pm.

Regular Members present: Raymond Martin, Wallace Williams, Ross Ogden, Alison Sternberg and Robert Maquat (via remote call-in).

Alternate Member present: Jay Habansky

Alternate Member absent: Walter Kowalczyk

For the record: Jay Habansky was appointed to vote in place of Ross Ogden when he recused himself and, subsequently, to vote for Robert Maquat when the remote call-in was interrupted.

PUBLIC HEARING:

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, as depicted on an Improvement Location Survey, Prepared for Matthew Healy, 40 Bradley Road, on the Easton/Weston Town line, prepared by Land Surveying Services, LLC, last revised 10/08/21. Ben Burnett presented the special permit application. Matthew Healy stated that the Aspetuck Land Trust bordered 3 sides of the property.

The Chair noted the following items:

1. Letter from Steve Salensky submitted with the special permit application
2. Comment from Eren Ceylan, Easton Sanitarian, dated October 9, 2021.
3. Comment from Richard Doyle, Easton Police Chief, dated December 13, 2021.
4. Comment from Mark DeLieto, Designated Agent, Wetlands Enforcement Officer, 10/14/2021; no wetlands permit necessary.

Mr. Burnett stated that the system was on par with usage of the house. Mr. Healy stated that he was going to add a heat pump and charging station for an electric car.

The Chair noted the following items for the record:

1. Special Permit Application
2. Photo of property with house
3. Plan Set by Savkat, Inc. last revised October 15, 2021.
4. Survey dated October 8, 2021 with septic, two ground-mounted solar arrays and trenching.

No one from the public spoke. The public hearing was closed.

Ross Ogden moved to approve the special permit to install two ground mounted solar arrays as it met the eleven criteria of Section 8400 as indicated by Steve Salansky's letter. Also, Mr. Salansky's letter indicates that it is consistent with the Town Plan of Conservation and

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Public Hearing (continued)

Development as it is inherently in adherence to energy conservation and will not materially impair the natural environment or nearby areas. The motion was seconded by Wallace Williams. The vote was unanimous, motion carried.

New Business

- Discussion/Possible Action – Public Act 21-29 – Possible Opt-Out of various provisions:
 1. Section 8-1bb and Subdivision (5) of Subsection (d) of Section 8-2 of the general statutes regarding the authorization of the installation of temporary health care structures
 2. Subdivision (9) of Subsection (d) of Section 8-2 of the general statutes regarding parking space requirements for dwellings
 3. Subsections (a) to (d), inclusive, of Section 6 of Public Act No. 21-29 regarding allowance of accessory apartments

Justin Giorlando stated that the opt-out process begins with the Commission. A public hearing must be held if the Commission initiates the process. Following the hearing, a 2/3 vote to opt out of any or all of the provisions is required with the reasons placed on the record. The Commission then provides this to the Board of Selectman to execute the opt-out provisions for the Town.

The following people from the public spoke:

1. June Logie, 140 Rock House Road
2. John Meyer, 18 Lantern Hill Road
3. Dana Benson, 34 Pond Road
4. Jeff Becker, 5 Cedar Hill Road

Jay Habansky stated that allowing housing keeps families together.

Alison Sternberg stated that a barn with housing would be better than a detached mobile home.

Ross Ogden made a motion, seconded by Raymond Martin, to propose the Town opt-out of all provisions noted, and to hold a public hearing January 10, 2022 on the following:

1. Section 8-1bb and Subdivision (5) of Subsection (d) of Section 8-2 of the general statutes regarding the authorization of the installation of temporary health care structures
2. Subdivision (9) of Subsection (d) of Section 8-2 of the general statutes regarding parking space requirements for dwellings
3. Subsections (a) to (d), inclusive, of Section 6 of Public Act No. 21-29 regarding allowance of accessory apartments.

The vote was unanimous, 5-0, motion carried

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New Business (continued)

Ross Ogden recused himself before the discussion of the 8-24 Referral. He stated that he sits on the Board of the Aspetuck Land Trust.

- Discussion/Possible Action – 8-24 Referral from the Board of Selectmen for the partial sale of town-owned South Park Avenue property to the Aspetuck Land Trust. The Commission discussed the 8-24 Referral from the Board of Selectmen dated December 9, 2021. It was noted that it was consistent with the Town Plan of Conservation and Development as identified in the application, provided by Justin Giorlando. It was noted that the Aspetuck Land Trust was insulated from development with an easement in perpetuity in favor of the State of CT.

The following people from the public spoke:

1. June Logie, 140 Rock House Road
2. Daniel Lent, 71 Banks Road
3. Jeff Becker, 5 Cedar Hill Road
4. Dana Benson, 34 Pond Road
5. John Meyer, 18 Lantern Hill Road
6. Doug Williams, CFE, former member of Conservation Commission

Wallace Williams is in favor of a positive referral. Jay Habansky in favor of the 8-24 referral. Alison Sternberg noted we will not have to maintain it. Ray noted that it is better to protect some of it now; future development will be less likely. Robert Maquat agrees with a positive response.

Jay Habansky was appointed to vote for Ross Ogden.

Jay Habansky made a motion, seconded by Ray Martin, to make a favorable response on this 8-24 Referral. The Commission commented that the Town might explore working as a partner with the Aspetuck Land Trust to preserve the remaining part of the property in perpetuity.

The vote was unanimous, 5-0, motion carried.

- Discussion/Possible Action – 8 Canterbury Lane- Permission for removal of dead tree in the Greenbelt Easement and trimming of evergreens in the Greenbelt Easement. Justin Giorlando noted 1 tree was completely dead and 2 trees were leaning towards the house. Motion was made by Ross Ogden, seconded Ray Martin, to grant the tree warden the right to decide whether the 3 trees identified to the Zoning Enforcement Officer within the Greenbelt Easement may be removed, pruned, or left in the current state. No one from the public spoke. Please coordinate with Mark DeLieto, Zoning Enforcement Officer, to visit the site and determine what is appropriate for the trees in question.

The vote was unanimous, 5-0, motion carried.

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New Business (continued)

- Discussion/Possible Action – SP-21-03, Special Permit Application Submitted on behalf of James F. and Sandra K Wright by Freedom Forever for ground-mounted solar to be installed at 467 Judd Road. Mr. James Wright was present and stated that the survey was not available as yet. He did not want to go forward with the application without it. This item is tabled.
- Discussion/Possible Action – Zoning Regulation Amendment – Temporary Moratorium on Cannabis Establishments. Justin Giorlando gave everybody an update on moratoriums on cannabis establishments.
- Discussion/Possible Action – Zoning Regulation Amendment – Temporary Moratorium on Cannabis Establishments.

The following people from the public spoke.

1. Jeff Becker, 5 Cedar Hill Road
2. John Meyer, 18 Lantern Hill Road

Motion was made by Ray Martin, seconded by Alison Sternberg, to pursue a regulation amendment for a temporary moratorium until July 1, 2023 on adult-use cannabis establishments. The Commission would like the amendment written to all it to end this moratorium without a public hearing.

Jay Habansky was appointed to vote for Robert Maquat.
The vote was unanimous, 5-0, motion carried.

ZONING ENFORCEMENT REPORT: The Zoning Enforcement Officer, Mark DeLieto, gave an oral report on current Zoning Violations.

120 Maple Road – He stated that he had visited the neighbor's property and had still seen the violations. He had e-mailed Peter Gelderman.

740 Stepney Road- He visited the property and witnessed activity in the wetlands area. On the agenda for Wetlands.

5 Knapp Street – Visited the property. Still have not submitted a permit for the hot tub in the side setback.

570 Morehouse Road – No complaints recently on activity on-site. Some activity has taken place on the property next door, on the Stanczyk property.

1074 Black Rock Road – Violation was sent for earthwork operations; attorneys have been contacted.

504 Judd Road – He visited the site and it is neat and orderly. He did witness commercial vehicles parked in front.

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REVIEW AND APPROVAL OF MINUTES:

- Minutes of Regular Meeting November 8, 2021 – The Secretary noted that Rob Maquat should be marked as absent. Motion was made by Wallace Williams, seconded by Alison Sternberg to approve the Minutes for the Regular Meeting of November 8, 2021 as amended.

Jay Habansky was appointed to vote for Robert Maquat.
The vote was unanimous, 5-0, motion carried.

Unfinished Business:

- *GIS Project* – Create GIS portal for Agri-Tourism –No discussion
- Review Subdivision Regulations – No discussion

Announcements/Correspondence:

Motion was made by Ray Martin, seconded by Ross Ogden to add under Announcements/Correspondences an item concerning Entrance Signs.

Jay Habansky was appointed to vote for Robert Maquat.
The vote was unanimous, 5-0, motion carried.

Alison Sternberg stated that she spoke with the Arts Council regarding the gateway signs, and they will do a flyer. This is an opportunity for children to get involved through the sign. Will give them guidelines: anything that depicts Easton with artwork.

At approximately 9:45 pm, there being no other business to be conducted, motion was made by Wallace Williams, seconded by Ross Ogden, to adjourn the meeting.

Jay Habansky was appointed to vote for Robert Maquat.
The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary