

REGULAR MEETING, HELD IN-PERSON, MINUTES FEBRUARY 14, 2022
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 7:06 pm.

Regular Members present: Raymond Martin, Alison Sternberg and John Foley

Regular Members absent: Ross Ogden and Robert Maquat

Alternate Member present: Lou DiPietro

Alternate Member absent: Jay Habansky and Raymond Ganim

For the record: Lou DiPietro was welcomed and appointed to vote for Robert Maquat

New Business

- Statement by Chairman Martin – The Chair stated that this item was tabled and that it would be addressed at the next meeting.
- Bond release for James Warner, 100 Rock House Road – removed original dwelling. The Planning and Zoning Commission reviewed a letter of request from Attorney Harold Rosnick, stating he was representing James Warner, 100 Rock House Road, dated December 29, 2021, to release the cash bond in the amount of \$5,500 that was posted for the Conditional Zoning Permit Z-06-2844 by James Warner. Present at the meeting was the previous owner of 100 Rock House Road, James Warner, as well as the Zoning Enforcement Officer, Mark DeLieto. The Zoning Enforcement Officer, in an e-mail, affirmed that the second residence had been removed and that the property had been satisfactorily restored. On motion by Raymond Martin, seconded by John Foley, the cash bond in the amount of \$5,500, plus interest, that was posted by James Warner for Conditional Zoning Permit Z- 06-2844, was released. The vote was unanimous, 4-0, motion carried.
- Bond release for Subdivision Application 05-01, Adirondack Estates, LLC, Adirondack Trail. The Chair stated that this item was tabled.

Zoning Enforcement Report: The Zoning Enforcement Officer, Mark DeLieto, was present. He gave an update on the following Zoning Violations:

120 Maple Road –The ZEO stated that he had met with Attorney Peter Gelderman and noted that a Verified Complaint would be delivered by a Marshal to the owner of 120 Maple Road.

740 Stepney Road- The ZEO stated that he had met with Peter Neunteufel and noted that he had stated he was trying to get a farm designation; Mr. Neunteufel had received a Wetland Violation. The Chair noted that there may be a probate issue with this property.

570 Morehouse Road – The ZEO stated that no recent complaints received; nothing to report.

1074 Black Rock Road – The ZEO stated that the neighbor, Cleber Ramos, 1080 Black Rock Road, had constructed an electric gate across the driveway easement, noting Mr. Ramos had exclusive right to use the easement. The ZEO also noted that both the driveway easement and the U.I. easement were on another person's property. This item is in litigation.

REGULAR MEETING, HELD IN-PERSON, MINUTES FEBRUARY 14, 2022
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Zoning Enforcement Report (continued):

504 Judd Road – The ZEO stated that there were 3 or 4 commercial vehicles on site, some of which were not the owners. The ZEO will speak to the owner about removing the commercial vehicles belonging to someone else.

The ZEO spoke about someone making a guest house to the rear of their property at 85 Banks Road, noting that they had built a new house and rendered the old house, not a house. It appears that the old house is still being used as another residence on the property. The ZEO will issue a Warning Letter regarding the second dwelling.

The ZEO discussed a situation of a light post being too bright and noted that the owner was in litigation with the neighbor over another issue. The ZEO will issue a Warning Letter regarding the light post.

Review and Approval of Minutes

- Minutes of Regular Meeting December 13, 2021 – This item was tabled as only two of the members present were at that meeting and this does not represent a quorum.
- Minutes of Regular Meeting January 10, 2022, Easton Planning and Zoning Commission Motion was made by John Foley, seconded by Alison Sternberg, to approve the minutes for Regular Meeting January 10, 2022, as presented. The vote was unanimous, 3-0, motion carried.

Unfinished Business

- Discussion/Possible Action – Zoning Regulation Amendment – Temporary Moratorium on Cannabis Establishments. The Chair tabled this item.
- Discussion/Possible Action – Petition for Changes and Additions to the Easton Zoning Regulations submitted by neighbors of 59 Tranquility Drive. The Chair noted the Petition for Changes and Additions to the Easton Zoning Regulations, submitted February 9, 2022. Present at the meeting was Charles Welch, 82 Tranquility Drive, as well as Joe Calzone, 29 Tranquility Drive. Mr. Welch gave a brief history of 59 Tranquility Drive and stated that the neighbors had made this Petition for Changes and Additions to the Easton Zoning Regulations to prevent the processing of livestock and poultry from entering established neighborhoods.

The Chair noted two letters received via e-mail, dated February 14, 2022 for the record:
1. A letter from Laurel Fedor, 4 Maple Road and 2. A letter from Rene Yankocy, 145 Rock House Road.

Victor Alfandre, from the Agricultural Commission, was present. It was noted that the “Right to Farm Ordinance” protects farms from nuisance complaints. The Chair stated that Mr. Welch should speak with the Agricultural Commission regarding any proposed changes to the Regulations. Charles Welch stated that he intended on withdrawing the Petition submitted February 9, 2022 and would be submitting a clearer and shorter, easier to read, Petition to present the proposed changes and additions to the Easton Zoning Regulations.

REGULAR MEETING, HELD IN-PERSON, MINUTES FEBRUARY 14, 2022
FOR THE EASTON PLANNING AND ZONING COMMISSION

Unfinished Business (continued):

- Petition for Changes and Additions to the Easton Zoning Regulations (continued):
Dana Benson of 34 Pond Road asked whether there was any difference in the one-acre versus the three-acre zone regarding agriculture. The Secretary took Mr. Benson's e-mail and would see what she could find.

Announcements/Correspondence – No discussion

Unfinished Business:

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

At approximately 8:00 pm, there being no other business to be conducted, motion was made by John Foley, seconded by Alison Sternberg, to adjourn the meeting. The vote was unanimous, 4-0, motion carried.


Margaret Anania, Recording Secretary