

MINUTES OF REGULAR MEETING MARCH 27, 2017
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, Robert Maquat, called the meeting to order at approximately 7:08pm.

Regular Members present: Robert Maquat and Robert DeVellis

Regular Member absent: Milan Spisek and Wallace Williams

Alternate Members present: Ross Ogden and Raymond Martin

For the record: Alternate Members Ross Ogden was appointed to vote in absence of the vacant regular member and Raymond Martin voted in absence of Milan Spisek.

ADMINISTRATIVE AND OTHER MATTERS:

2. ZEO Report – The Commission briefly discussed the receipt of recent e-mails from three separate neighbors of 33 Norton Road, as well as receipt of a letter from the Attorney Daniel Silver, attorney representing the owner of 33 Norton Road. This item will be discussed at a future meeting.
3. Correspondence – The daughter of Frank and Kathy Minardi, was present at the meeting and referred to a recent e-mail she sent the Chairman regarding the release of the Subdivision bond that her parents posted for the Subdivision for Frank Minardi, 53 Ridgeway. It was noted that the bond had been released in November of 2016 subject to the review of the as-built by the Town Engineer. Ms. Sam requested that the bond be released. The Chairman requested the Secretary to e-mail the letter from the Planning and Zoning Commission releasing the subdivision bond for the Minardi Subdivision to him.

ITEMS CONTINUED FROM PREVIOUS MEETINGS :

2. Update of Town Plan of Conservation and Development 2006 -Town Plan Policy Recommendations- Parts of the 2006 Town Plan were e-mailed to the Commission as well as a document entitled “Town Plan of Conservation and Development 2016, Proposed Major Policy Initiatives & Updates” (Draft 8/8/16). The Commission had previously determined that they would concentrate on one Town Center, the Village Center, currently consisting of 28 acres. The Commission discussed reducing that Village Center to a smaller area for a quaint Town Center. The update of the Town Plan will continue to be discussed at future meetings.
1. Continued review of update of proposed Draft Zoning Regulations – Final comments to be submitted to Glenn Chalder. The Commission started reviewing comments made at page 37 of draft regulations. The Commission reviewed the Village Overlay Center and determined it should be entitled the Town Center Overlay. The Commission continued to review comments on the draft regulations up through page 61 and determined that the Regulations for Accessory Apartments, Section 5200, should not have to contain an elderly or family component as long as the owner occupies either the primary residence or secondary apartment. The Commission determined that on page 61, 9d., a statement should be added to the end of the sentence to include: “unless otherwise determined by the Commission”. This item will be addressed at the next meeting as Glenn Chalder is set to attend the meeting of May 8, 2017 to go over the changes to the draft set of Zoning Regulations.

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ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes of Special Meeting March 13, 2017 and Regular Meeting March 13, 2017 of the Easton Planning and Zoning Commission.

Minutes of Special Meeting March 13, 2017 – Motion was made by Robert DeVellis, seconded by Raymond Martin, to approve the Minutes for the Special Meeting of March 13, 2017 for the Easton Planning and Zoning Commission as filed. The vote was unanimous, 4-0, motion carried.

Minutes of Regular Meeting March 13, 2017 - Motion was made by Raymond Martin, seconded by Robert DeVellis, to approve the Minutes for the Regular Meeting of March 13, 2017 for the Easton Planning and Zoning Commission as filed. The vote was unanimous, 4-0, motion carried.

At approximately 9:15pm, motion was made by Raymond Martin, seconded by, Robert DeVellis to adjourn the meeting. The vote was unanimous, 4-0, motion carried.


Margaret Anania, Recording Secretary