

REGULAR MEETING MINUTES SEPTEMBER 5, 2018  
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, Robert Maquat, called the Regular Meeting to order at approximately 7:10pm.  
Regular Members present: Robert Maquat, Raymond Martin, Ross Ogden and Wallace Williams  
Alternate Members present: Justin Giorlando, Tom Maisano and Alison Sternberg

PLANNING ITEMS TO BE DISCUSSED

1. Greiser's Store – Discussion of alterations

The Chairman gave the Commission an update on Greiser's Store and stated that at the last meeting the Commission had discussed intensification versus expansion. After speaking with the Zoning Enforcement Officer the Chair stated that it appears that there will be no change in the proposed use for the store and that any alterations will be guided by Building, Fire and Health; therefore a zoning permit will not be required.

2. Morehouse Civic Park Plan – Discussion of possible ballfield location

The Commission reviewed the map entitled Morehouse Civic Park Master Plan, A Supplement To The Town Plan of Conservation and Development Prepared For The Town of Easton, Adopted By Planning & Zoning Commission, Effective December 5, 2015. The Commission also reviewed the text of the Adopted Amendment to Easton Plan of Conservation and Development, 2006, Effective December 5, 2015, MOREHOUSE CIVIC PARK, A Master Plan, October 2015. The Chairman noted an area shown on the map currently used for DPW staging and that Phase 3 of the text stated "DPW Yard Relocation and South Meadow Restoration". A general discussion was held regarding the possible location of a ballfield on the property. The Chairman noted that any proposal would need to come from the Board of Selectmen.

3. Easton Public Library Expansion – Discussion of application

The Chairman noted a memo from the Zoning Enforcement Officer, Phillip A. Doremus, dated September 5, 2018 regarding the proposed Easton Public Library Expansion. The memo noted several items which would need to be addressed before the application would be considered complete enough to schedule for public hearing.

ADMINISTRATIVE AND OTHER MATTERS

3. Correspondence – The Chairman noted a request by the Historical Society for placement of a sign on the Library Property and stated that any request for use of Town property must come from the Board of Selectmen. The Chair stated that the Historical Society must go to the Board of Selectmen and that Board must make an 8-24 Referral to Planning and Zoning for them to consider the request for the new sign on Town property. Discussion was also held about having one central sign on Town property which references the individual tenancies.

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DRAFT UPDATE OF THE EASTON TOWN PLAN OF CONSERVATION AND

DEVELOPMENT 2018-2028: The Chairman noted that people were concerned with the scope of the Village District and the Commission discussed the possible reduction of its area. The Chairman reviewed an example of a Village Center District. The Chair asked the Secretary to e-mail the Commission a copy of a study prepared by David Silverglade of the proposed area for Village District. The Commission discussed the controls behind the Village District Statute and the necessity to have third party experts (Architectural Review Board). It was noted that there were specific guidelines and regulations that an Architectural Review Board would have to follow in order to provide for continuity of architecture and good planning. The Chairman stated that unless structure is put in place things evolve and that this Commission has an obligation to look at the financial sustainability of the Town. This area provides an opportunity for the Town to enhance its sense of community and allow Easton to compete with other Towns. As part of this discussion, Commissioner Alison Sternberg provided three reports that were prepared for Halstead Real Estate:

1. Easton market snapshot 8-31-2018
2. Westport Market Report Year To Date "Through August 31, 2018" – This report included Town comparisons for Darien, Easton, Fairfield, Greenwich, New Canaan, Norwalk, Redding, Ridgefield, Rowayton, Stamford, Weston, Westport, Wilton.
3. Reports of Number of Sales and Median Sales Price for Easton, Fairfield, Redding, Westport and Weston. – These reports were produced by Alison Sternberg YTD through 8/31/2018.

The Commission discussed Easton in relation to other Towns and it appeared that Easton's values have been going down Year over Year (YoY). It was noted that Easton had been selling more houses YTD 2018 YoY but average home values were down YoY. Discussion was held as to what potential buyers were looking for when purchasing homes; four items were noted: proximity to work, amenities, community and socialization. Discussion was held regarding the Town's maintenance of population diversity and positioning the Town well to protect the values of homes and the citizens' interests.

Question was raised from the public regarding the resources used to obtain facts supporting the proposed Town Plan. This item will be addressed further at the public hearing, October 1, 2018.

ADMINISTRATIVE AND OTHER MATTERS

1. Minutes of Regular Meeting, August 20, 2018 of the Easton Planning and Zoning Commission. Motion was made by Justin Giorlando, seconded by Raymond Martin to accept the Minutes of Regular Meeting August 20, 2018 as filed. Wallace Williams did not vote as he was not present. Justin Giorlando voted in place of regular member Wallace Williams and Tom Maisano voted in absence of a regular voting member as they were both present at the last meeting and had been appointed to vote at that meeting. The vote was unanimous, 5-0, motion carried.

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At approximately 8:50pm, there being no other business to be conducted, motion was made by Wallace Williams, seconded by Raymond Martin (Alison Sternberg was not a voting member), to adjourn the Regular Meeting. The vote was unanimous, 4-0, motion carried.

  
Margaret Anahia, Recording Secretary