

REGULAR MEETING MINUTES DECEMBER 17, 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 7:05pm.  
Regular Members present: Robert Maquat, Ross Ogden, Wallace Williams and Raymond Martin  
Alternate Members present: Alison Sternberg and Tom Maisano  
Alternate Member absent: Justin Giorlando  
For the record: Alison Sternberg was appointed to vote in absence of a regular voting member.

ADMINISTRATIVE AND OTHER MATTERS:

2. Appointment: Nathan Brito, 33 Norton Road – Last meeting the ZEO had given a report and stated that the pile of earth was still at the end of the lane and that the gate was broken. Mr. Brito had been sent a certified letter to attend tonight's meeting. Mr. Nathan Brito and his Financial Advisor, Dan Davidson, were present at the meeting. The Commission discussed the agreement signed by Mr. Brito with the Town and determined that the broken gate should be fixed and kept shut. The Commission reminded Mr. Brito about not having trailers on the property or take cut wood or chips off the property. The Commission also determined that the soil berm which Mr. Brito believed was located approximately 20 feet from the property line ranging from eight to fourteen feet in height must be removed by May 1, 2019. Mr. Brito should communicate with the Town, via e-mail, once the gate is fixed and shut.

Added to the Agenda

Present at the meeting was Skip Garoffolo of 185 Staples Road who had a question for the Commission. Motion was made by Robert Maquat, seconded by Raymond Martin, to add the discussion of Mr. Garoffolo's property located at 185 Staples Road to the agenda. The vote was unanimous, 5-0, motion carried. Mr. Garoffolo stated that he had over six acres and was contemplating a subdivision and had a question about the layout for an interior lot. He presented two scenarios. The Chair asked Mr. Garoffolo to leave the two maps so that they could be given to staff for review. The Secretary took down Mr. Garoffolo's contact information.

ADMINISTRATIVE AND OTHER MATTERS:

3. ZEO Report – The Chair noted that at the last meeting The Commission determined based on the verbal report of the Zoning Enforcement Officer and other information recently received that the scope of activity at 639 Stepney Road by Zeoli/Porzio is inconsistent with the Settlement Agreement which was signed with the Town. The Chair noted that Attorney Robert Nicola would be the attorney used regarding this item. The Chair noted that the Zoning Enforcement Officer has not yet drafted a letter of non-compliance with the Settlement Agreement. The Chair will follow up on the letter with the Zoning Enforcement Officer.

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ADMINISTRATIVE AND OTHER MATTERS:

3. ZEO Report - The Chair also noted that at the last meeting The Commission determined based on the verbal report of the Zoning Enforcement Officer that little progress had been made at 15 Fensky Road and that there had been no response from Ms. Grinnell regarding Article 6, Home Occupation. The Zoning Enforcement Officer and the Land Use Director have not yet drafted a letter specifically stating Ms. Grinnell's lack of compliance to items listed in Article 6. The Chair stated that someone from Bercham & Moses would handle this item if needed.
4. Correspondence: The Chair noted the receipt of two e-mails received from Richard Smith regarding Easton Country Day School's current enrollment and staff. Mr. Smith stated in the e-mail that enrollment was less than the maximum total of 225 and that the current full-time staff was at 50 with temporary people throughout the year, total staff not exceeding 57.

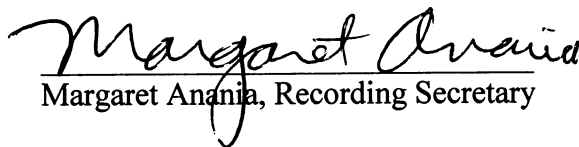
ITEMS FOR DISCUSSION AND/OR ACTION:

1. Continued review of latest update of proposed Draft Town of Easton Zoning Regulations – The latest draft was e-mailed to the Commission, again, for discussion. The Land Use Director John Hayes had submitted a memo to the Chair with Redding's Standards for Parking attached. The Commission went through the latest draft highlighting items which had been changed or of concern. The Commission will continue to review the Regulations in depth and be prepared to discuss at the next meeting, January 14, 2019.

ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes of Regular Meeting December 10, 2018 of the Easton Planning and Zoning Commission – Motion was made by Wallace Williams, seconded by Alison Sternberg, to approve the Regular Meeting Minutes for the December 10, 2018 Easton Planning and Zoning Commission Meeting as presented. The vote was unanimous, 5-0, motion carried.

At approximately 9:00 pm, there being no other business to be conducted, motion was made by Wallace Williams, seconded by Alison Sternberg, to adjourn the meeting. The vote was unanimous, 5-0, motion carried

  
Margaret Anania, Recording Secretary