

SPECIAL MEETING MINUTES FEBRUARY 19, 2019  
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 7:02pm.  
Regular Members present: Robert Maquat, Wallace Williams, Raymond Martin and Ross Ogden  
Regular Member absent: Justin Giorlando  
Alternate Members present: Tom Maisano, Alison Sternberg and Walter Kowalczyk  
For the record: Land Use Director, John Hayes, and Edward Nagy, P.E., Town Engineer, were present.  
For voting purposes, Alison Sternberg was appointed to vote for Justin Giorlando.

ITEMS FOR DISCUSSION AND/OR ACTION:

3. SP-19-01, Special Permit Application by the Town of Easton, 225 Center Road, to construct a proposed 10' x 24' restroom facility, at 413 Morehouse Road, on the town-owned Morehouse Road property - Present at the meeting was First Selectman, Adam Dunsby who recounted the history of the project. The Land Use Director, John Hayes, stated that the application was substantially complete to schedule for public hearing. The Commission determined the public hearing should be set for 6:00pm, Special Meeting of the Easton Planning and Zoning Commission March 5, 2019.
1. Request for release of subdivision bond for Deer Crossing Farm Subdivision. Present at the meeting, representing the owner/developer of Deer Crossing Farm subdivision, was Attorney Ian Cole of Cohen and Thomas, Attorneys At Law. Attorney Cole stated that a letter had been sent to the Chair from Attorney Dominick Thomas regarding this matter; the Commission reviewed the letter. Also present at the meeting was the Town Engineer, Edward Nagy, P.E., who stated that the unresolved item was the driveway apron on Hayes Street for a lot served off a driveway on Fieldstone Drive instead of Hayes Street, as shown originally on the subdivision when it was approved (10 lot rule on a street). Mr. Nagy stated that the lot in question, applied for a permit for the house to be built in 1996 with the driveway off of Fieldstone Drive; the permit was subsequently approved and the house was built with the driveway off Fieldstone Drive. The Town Engineer wants the apron removed out of the Town right-of-way, off of Hayes Street, topsoil added and seeded, before the rest of the subdivision bond for Deer Crossing Farm is released. The Commission determined by consensus that this was an easy fix and that the Commission would release the bond once the apron is removed, topsoil is added and the area is seeded. Attorney Cole could not agree to this; he will discuss with Attorney Thomas and his client, Royal Wells.

ADMINISTRATIVE AND OTHER MATTERS:

2. ZEO Report – Update on 639 Stepney Road. The Chair noted that there was no ZEO report submitted, however, there had been a response to the letter sent by Attorney Robert J. Nicola, and that it appears the front yard has been cleaned up and hopefully, it will stay that way.

SPECIAL MEETING MINUTES FEBRUARY 19, 2019  
FOR THE EASTON PLANNING AND ZONING COMMISSION

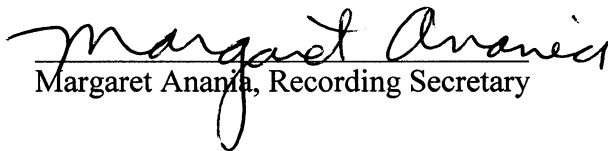
ITEMS FOR DISCUSSION AND/OR ACTION:

2. Appeal to the Easton Zoning Board of Appeals of The Zoning Enforcement Officer to issue a Cease and Desist to Michael and Joanne Grinnell, 15 Fensky Road, Easton, CT, for a violation of Article 6, Sect./Para. 6.1.2 (Home Occupations), Article 8, Sect./Para. 8.2.3 (Non-conforming Use) and Article 4, Sect. 4. (Uses). The ZBA public hearing to be held Monday, March 4, 2019, at 5:30pm, Conference Room A, Easton Town Hall, 225 Center Road, Easton, CT. The Chair noted that the "Cease and Desist" sent to 15 Fensky Road by the Zoning Enforcement Officer was appealed on the basis of the interpretation of the Zoning Regulations; the Commission received a copy of it.
4. Continued review of latest update of proposed Draft Town of Easton Zoning Regulations – The Chair noted that he met again with Town Counsel and Glenn Chalder regarding any legal issues in the draft Zoning Regulations. Glenn Chalder, based on comments from that meeting, is to prepare a revised draft of the Easton Zoning Regulations. Discussion was also held regarding the Zoning Map which must be prepared in conjunction with the Easton Zoning Regulations. A special meeting may be scheduled for review of the revised draft Zoning Regulations, after it is received and reviewed by the Commissioners, possibly with Glenn Chalder.

ADMINISTRATIVE AND OTHER MATTERS (continued):

3. Correspondence: Chairman Robert Maquat stated that the 2019-2020 budget had been submitted. It was noted that he will be meeting with the Board of Finance March 13, 2019. He asked the Secretary to distribute a copy of the budget to each Commissioner. The Chair stated that Mr. Hayes would be phasing out the amount of work he was doing for the Town. Discussion was held regarding having amounts in capital projects versus professional services and fees. The Secretary will e-mail the budget to Tom Maisano for his input so that the Commission will be ready for the Board of Finance Meeting.
1. Minutes of Special Meeting February 5, 2019 of the Easton Planning and Zoning Commission – Motion was made by Wallace Williams, seconded by Alison Sternberg, to approve the Special Meeting Minutes for the February 5, 2019 Easton Planning and Zoning Commission Meeting as presented. The vote was unanimous, 5-0, motion carried.

At approximately 8:50pm, there being no other business to be conducted, motion was made by Ross Ogden, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary