

THE EASTON PLANNING AND ZONING COMMISSION REGULAR MEETING, (IN-PERSON) AGENDA
CONFERENCE ROOM A, EASTON TOWN HALL, 225 CENTER ROAD, EASTON, CT
MONDAY, DECEMBER 13, 2021 AT 7:00PM

Call to Order

- | | |
|--|---|
| <input type="checkbox"/> Chairman – Raymond Martin | <input type="checkbox"/> Alternate Member – Jay Habansky |
| <input type="checkbox"/> Vice Chairman – Robert Maquat | <input type="checkbox"/> Alternate Member – Walter Kowalczyk |
| <input type="checkbox"/> Secretary – Ross Ogden | <input type="checkbox"/> Alternate Member – VACANCY |
| <input type="checkbox"/> Member – Wallace Williams | <input type="checkbox"/> Land Use Director – Justin Giorlando |
| <input type="checkbox"/> Member – Alison Sternberg | <input type="checkbox"/> Land Use Assistant – Margaret Anania |

PUBLIC HEARING at 7:00PM

SP-21-02, Special Permit Application, Submitted on behalf of Christine E. Lee and Matthew Healy, 40 Bradley Road, Easton, by SAVCAT, INC., to install two ground-mounted solar arrays, as depicted on an Improvement Location Survey, Prepared for Matthew Healy, 40 Bradley Road, on the Easton/Weston Town line, prepared by Land Surveying Services, LLC, last revised 10/08/21.

Public comment may be made

New Business

- Discussion/Possible Action – Public Act 21-29 – Possible Opt-Out of various provisions:
 1. Section 8-1bb and Subdivision (5) of Subsection (d) of Section 8-2 of the general statutes regarding the authorization of the installation of temporary health care structures
 2. Subdivision (9) of Subsection (d) of Section 8-2 of the general statutes regarding parking space requirements for dwellings
 3. Subsections (a) to (d), inclusive, of Section 6 of Public Act No. 21-29 regarding allowance of accessory apartments

Public comment may be made

- Discussion/Possible Action – 8-24 Referral from the Board of Selectmen for the partial sale of town-owned South Park Avenue property to the Aspetuck Land Trust.

Public comment may be made

- Discussion/Possible Action – 8 Canterbury Lane- Permission for removal of dead tree in the Greenbelt Easement and trimming of evergreens in the Greenbelt Easement.

Public comment may be made

- Discussion/Possible Action – Zoning Regulation Amendment – Temporary Moratorium on Cannabis Establishments

Public comment may be made

- Discussion/Possible Action – SP-21-03, Special Permit Application Submitted on behalf of James F. and Sandra K Wright by Freedom Forever for ground-mounted solar to be installed at 467 Judd Road

Zoning Enforcement Report

- Zoning Violation - 120 Maple Road – Section 3310, Parking, Commercial Vehicles
- Zoning Violation - 740 Stepney Rd/15 Hayes St - Section 3310, recreational vehicle storage
- Zoning violation - 5 Knapp Street – Section 3430, Recreation Structures

INSIR # M2021000910 REGD 12/08/2021 02:43:51 PM
CHRISTINE HALLORAN TOWN CLERK EASTON CT

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Zoning Enforcement Report (continued)

- Zoning violation – 570 Morehouse Road – Section 3310, Parking, Commercial Vehicles & Section 7300, Earthwork Operations. 2nd Notice of Zoning Violation sent 8/13/21.
- Zoning violation – 1074 Black Rock Road – Section 7300, Earthwork Operations
- Possible Zoning Violation – 504 Judd Road – Section 3310, Parking, Commercial Vehicles

Review and Approval of Minutes

- Minutes of Regular Meeting November 8, 2021, Easton Planning and Zoning Commission

Unfinished Business

- Discussion only - *GIS Project* – Create GIS portal for Agri-Tourism
- Discussion only - Subdivision Regulations to be reviewed by Legal

Announcements/Correspondence

No public comment may be made at a regular/special meeting unless noted