



INSTR # N2021000297  
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 CHRISTINE HALLORAN  
 TOWN CLERK  
 EASTON CT

**THE EASTON PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA**

**MONDAY, APRIL 12, 2021 AT 7:00PM**

**Location: Virtual Meeting via Zoom**

**Meeting ID: 593 131 3978**

**Password: 5678**

**Phone in Number: 929-205-6099**

**<https://zoom.us/j/5931313978?pwd=NGYrQmY2YlM0RwZaczJ4WFRrMXZmUT09>**

**Call to Order**

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

**Review and Approval of Minutes**

- Minutes of Regular Meeting March 22, 2021 Easton Planning and Zoning Commission

**Zoning Enforcement Report:**

- Zoning Violation for 120 Maple Road – Section 3310, Parking, Commercial Vehicles – Discussion and possible action
- Zoning Violation for 740 Stepney Rd/15 Hayes St - Section 3310, recreational vehicle storage – Discussion and possible action
- Zoning violation for 5 Knapp Street – Section 3430, Recreation Structures – Discussion and possible action
- Zoning Violation – 45 Westport Road – Discussion and possible action.
- Potential violation for 101 Northwood Drive – Discussion and possible action.
- Potential violation for 57/59 Church Road – Section 6300, Exterior Lighting – Discussion and update.
- Two pages of Zoning Violations processed 2012 to present.

**Unfinished Business:**

- *GIS Project* – Create GIS portal for Agri-Tourism – Discussion only
- Review Subdivision Regulations – Discussion and possible action
- *Plan of Conservation & Development Amendment Section 6* – Add “6.6. Recommended Plans and Programs to Support Easton’s Conservation, Development, and Infrastructure Strategies” – Discussion and possible action

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**Unfinished Business: (continued)**

- *Zoning Amendment Section 3310 Parking, 3. Commercial Vehicle Storage* – Discussion and possible action
- *Zoning Amendment Sections 3250.7 & 5340* – Add “Managed Residential Home” as a permitted principal structure and use – Discussion and possible action
- *Zoning Amendment Section 3410 Permitted Accessory Structures* – Define flush mounted solar panels and eliminate zoning permit requirement; Add above ground propane tank requirements – Discussion and possible action
- *Zoning Amendment Section 3430.1 Recreational Structures* – Update setback and lighting requirements – Discussion and possible action
- *Zoning Amendment Section 5220 Accessory Apartment Standards* – Update percentage of dwelling allowed in Residence B District to conform to A District; update allowed locations for accessory dwelling – Discussion and possible action

**New Business:**

**SP-21-01, Special Permit Application, Submitted by Easton Racquet Club, Inc., 36 Wimbledon Lane, Plans submitted by Dymar, Inc., 800 South Main Street South, Suite 132, Southbury, CT, 06488,** the proposal is for two paddle tennis courts with lighting and one 4-bay pickle ball court with lighting. Receipt of application and possible scheduling of the public hearing.

Discussion and possible action regarding Aquarion Water Company properties.

Section 6300, Exterior Lighting - Discussion

**Announcements/Correspondence**

Road Safety Audit