

**THE EASTON PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA**  
**MONDAY, JULY 13, 2020 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=emNlejdoL3EvWXNQejVwTUJkN3MwUT09>**

**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 |

**CONTINUATION OF PUBLIC HEARING: 7:00PM**

**SP-20-01, Special Permit Application**, Submitted on behalf of Daniel Perlicki, 20 Todds Way, by Pro Custom Solar, LLC dba Momentum Solar, to install ground-mounted solar array, as depicted on a site map dated 1/16/2020, last revised 3/05/2020, prepared by licensed architect, Daniel W. Dunzik, for Momentum Solar. A copy of the application is on file in the office of the Easton Town Clerk and on the Town web-site attached to the legal notice posted by Planning and Zoning. This public hearing was recessed on June 22, 2020 to July 13, 2020; however, **the application was withdrawn by the applicant, Momentum Solar, on June 30, 2020.**

**Review and Approval of Minutes**

- Minutes of Regular Meeting June 22, 2020 Easton Planning and Zoning Commission

**Zoning Enforcement Report:**

- Zoning Violation for 120 Maple Road – Section 3310, Parking, Commercial Vehicles – Update on status of violation
- Zoning Violation for 45 Westport Road – Section 3500 and 5100, Home-based businesses – Update on status of violation
- Zoning Violation for 740 Stepney Rd/15 Hayes St - Section 3310, recreational vehicle storage – Update on status of violation
- Zoning Violation for 77 Wintergreen Drive – Section 3320, Rooming House and Section 5320, Rooming House – Update on status of violation
- Potential violation for 57/59 Church Road – Section 6300, Exterior Lighting – Discussion and possible action

**Unfinished Business:**

- *Zoning Amendment Sections 3250.7 & 5340* – Add “Managed Residential Home” as a permitted principal structure and use – Review of draft amendment
- Zoning Amendment Section 3310 Parking, 3. Commercial Vehicle Storage – Review of draft amendment
- *Grant Application* – TAP Grant; pending DOT review (Justin Giorlando)
- *GIS Project* – Create GIS portals for Open Space, Agri-Tourism, and Trails/Bikeways – Identify Parcel IDs (Justin Giorlando)
- Review Subdivision Regulations

**New Business:**

**Announcements/Correspondence:**

- DEEP Open Space and Watershed Land Acquisition Grant
- “Sustainable CT”

**Adjournment**



INSTR # M2020000459  
DATE FILED 07/08/2020 12:05:36 PM  
CHRISTINE HALLORAN  
TOWN CLERK EASTON CT