

REGULAR MEETING, HELD IN-PERSON, MINUTES JANUARY 10, 2022
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, Raymond Martin, called the Regular Meeting, held in-person, to order at approximately 7:14 pm.

Regular Members present: Raymond Martin, Alison Sternberg and John Foley

Regular Members absent: Ross Ogden and Robert Maquat

Alternate Member present: Raymond Ganim

Alternate Member absent: Jay Habansky

For the record: Raymond Ganim was appointed to vote for Robert Maquat

PUBLIC HEARING:

The Chair, Raymond Martin, opened up the public hearing regarding the Town of Easton opting out of the following Sections of Public Act No. 21-29:

OPT-OUT, 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.

OPT-OUT, Subdivision (9) of Subsection (d) of Section 8-2 of the general statutes regarding parking space requirements for dwellings.

OPT-OUT, Subsections (a) to (d), inclusive, of Section 6 of Public Act No. 21-29 regarding allowance of accessory apartments.

There was very brief discussion before the Chair recessed the public hearing to later in the meeting to allow time for people to come to attend the public hearing.

Unfinished Business

- 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. Acceptance-set public hearing. Mr. James Wright was present and stated that copies of the survey were submitted. The Commission decided by consensus that the application was complete and scheduled the public hearing for February 28, 2022.

After this item at 7:23pm the Chair recessed the meeting for two minutes to speak with Mr. Wright.; the meeting was resumed at 7:25pm.

ZONING ENFORCEMENT REPORT: The Zoning Enforcement Officer, Mark DeLieto, was not present. The Chair only noted one of the Zoning Violations.

120 Maple Road – The Chair stated that he had spoken to the First Selectman and had e-mailed Attorney Peter Gelderman. The Chair also noted that the Town was creating Citations – Fee and Fine Structure.

Review and Approval of Minutes

- Minutes of Regular Meeting December 13, 2021 – This item was tabled as only two of the members present were at that meeting and this does not represent a quorum.

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Unfinished Business

- Discussion/Possible Action – Zoning Regulation Amendment – Temporary Moratorium on Cannabis Establishments. The Commission reviewed a draft of a Zoning Amendment regarding this item and found they had questions about a few items and would like the other Commissioners to review it and give their comments.

Announcements/Correspondence

Motion was made by Raymond Martin, seconded by Alison Sternberg, to add to the Agenda under Correspondences a package of materials that was received by the Zoning Enforcement Officer, Mark DeLieto, December 30, 2021, regarding changes/additions to the Easton Zoning Regulations. The vote was unanimous, 4-0, motion carried. The Commission briefly discussed and stated that if this was an official Text Amendment it should include a \$500.00 check. The Commission will put this item on its next agenda, February 14, 2022, as January 24, 2022 Planning and Zoning Commission Meeting will be canceled due to lack of quorum.

Under Announcements, It was announced that the owners of 101 Burr Street would be abandoning their Special Use Permit.

Public Hearing: Resumed from earlier in meeting for allowance for people to attend. No public was present; no comment received. The Commission discussed the following Sections of Public Act 21-29 and noted their reasons for opting out for each item:

OPT-OUT, 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.

The Commission found that this Regulation would not work for Easton: Easton has two different zones, properties with 1 acre and 3 acres; all properties are served by septic systems and many properties are served by wells; many properties are either in or surrounded by watershed; and, the Easton Zoning Regulations have recently been revised making it easier to establish an Accessory Apartment.

Motion was made by Raymond Ganim, seconded by John Foley, to opt out of 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. based on the reasons stated. The vote was unanimous, 4-0, motion carried.

OPT-OUT, Subdivision (9) of Subsection (d) of Section 8-2 of the general statutes regarding parking space requirements for dwellings.

The Commission found that this Regulation does not apply to Easton but to more urban communities. The parking requirements were recently evaluated as part of the recent revisions to the Town's Zoning Regulations and were found to be most appropriate for the Town. There exists a provision to temporarily reduce parking when appropriate. Opting out will allow the Town to maintain flexibility in addressing this item.

Motion was made by Raymond Ganim, seconded by Alison Sternberg, to opt out of Subdivision (9) of Subsection (d) of Section 8-2 of the general statutes regarding parking space requirements for dwellings based on the reasons stated above. The vote was unanimous, 4-0, motion carried.

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PUBLIC HEARING: (continued)

OPT-OUT, Subsections (a) to (d), inclusive, of Section 6 of Public Act No. 21-29 regarding allowance of accessory apartments.

The Commission found that the Easton Regulations do not provide for detached accessory apartments; by opting out, the Commission will have time to make a regulation on its own regarding this item. The existing accessory apartment regulation was added as part of the recent revisions to the Town's Zoning Regulations with an exhaustive effort made in detailing the provisions to ensure they are appropriate for Easton. The Town is currently developing an Affordable Housing Plan that will likely further investigate this topic. Opting out will allow the Town to maintain flexibility in addressing this item.

Motion was made by Raymond Ganim, seconded by John Foley, to opt out of Subsections (a) to (d), inclusive, of Section 6 of Public Act No. 21-29 regarding allowance of accessory apartments based on the reasons stated above. The vote was, unanimous, 4-0, motion carried.

The public hearing was officially closed by the Chairman; no public comment was taken as no one was present.

New Business:

Discussion/Possible Action – Public Act 21-29 Opt-Out recommendation to the Easton Board of Selectmen. After the public hearing was closed the Commission made their motions regarding the opting out of Sections of Public Act 21-29:

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New Business: (continued)

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Motion was made by Raymond Ganim, seconded by John Foley, to opt out of Subsections (a) to (d), inclusive, of Section 6 of Public Act No. 21-29 regarding allowance of accessory apartments based on the reasons stated. The vote was unanimous, 4-0, motion carried. These recommendations will be forwarded to the Board of Selectmen.

Unfinished Business:

- *GIS Project* – Create GIS portal for Agri-Tourism –No discussion
- Review Subdivision Regulations – No discussion

At approximately 8:50 pm, there being no other business to be conducted, motion was made by John Foley, seconded by Alison Sternberg, to adjourn the meeting. The vote was unanimous, 4-0, motion carried.


Margaret Arania, Recording Secretary