



REGULAR MEETING MINUTES MARCH 9, 2020
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 7:05 pm.
Regular Members present: Raymond Martin, Robert Maquat, Thomas Maisano and Ross Ogden (who arrived at 8:00PM)
Alternate Members present: Alison Sternberg
Alternate Member absent: Walter Kowalczyk and Jay Habansky

UNFINISHED BUSINESS:

PUBLIC HEARING: The hearing was recessed from February 24, 2020 Subdivision Application, 19-01, Record Subdivision Map Prepared For Stefan Abelin, #40 Far Horizons Drive, Easton, Connecticut, dated November 18, 2019. The plan consists of 2 lots, both off Far Horizons Drive. The Chairman read the notice for the meeting.

Larry Edwards, P.E., J. Edwards & Associates, LLC, 227 Stepney Road, Easton, CT, discussed the new set of plan maps (6 sheets) submitted that night, dated November 18, 2019, last revised 3/09/20, which addressed additional comments from Public Works and Land Use comments.

The Chairman noted the following items for the record:

1. Letter dated March 9, 2020 to Planning & Zoning Commission from Edward L. Nagy, P.E., Town Engineer, Director of Public Works (2 pages).
2. Packet of six maps prepared by J Edwards & Associates, LLC:
 - 1) "Record Subdivision Map Prepared For Stefan Abelin, #40 Far Horizons Drive, Easton, Connecticut", dated November 18, 2019, revised 3/09/20.
 - 2) "Overall Site Development Plan, #40 Far Horizons Drive, Easton, Connecticut", dated November 18, 2019, revised 3/09/20.
 - 3) "Site Development Plan Lot 2, #40 Far Horizons Drive, Easton, Connecticut", dated November 18, 2019, revised 3/09/20.
 - 4) "Detail Plan, #40 Far Horizons Drive, Easton, Connecticut", dated November 18, 2019, revised 2/24/20.
 - 5) "Erosion Controls Detail Sheet, #40 Far Horizons Drive, Easton, Connecticut", dated March 1, 2015, revised 3/09/20.
 - 6) "Drainage Area Map, #40 Far Horizons Drive, Easton Connecticut ", dated November 30, 2015, last revised 3/09/20.
3. Memo dated 3/9/20 to P&Z Commission from P.A. Doremus WEO/ZEO Re: Subdivision @ 40 Far Horizon's Drive.
4. E-mail dated March 6, 2020 to Ian Eller and Margaret Anania, from Justin Giorlando, PE, Land Use Director, with two attachments, 4 pages each, entitled NOAA Atlas 14, Volume 16, Version 3 and NOAA Atlas 14, Volume 10, Version 3.

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UNFINISHED BUSINESS:

PUBLIC HEARING: (continued)

Justin Giorlando stated that if the primary function of the Open Space is brook and habitat protection, the boundaries for Open Space should be realigned accordingly. Larry Edwards, P.E., was asked if he could re-align the Open Space.

It was noted that the applicant had to go back to the Inland/Wetlands Commission for an amendment to their Inland/Wetlands permit due to comments from Public Works regarding the additional disturbance of the Regulated Wetland Area.

One person from the public spoke, Stefan Abelin, owner of the subdivision.

Mr. Giorlando will review the new info provided; the new info will also go to Public Works for their input.

Larry Edwards, P.E., spoke with Dori Wollen, via telephone and will submit the amendment to the Inland/Wetlands permit for tomorrow's meeting of the Conservation Commission.

The Chairman declared the public hearing recessed until March 23, 2020 to allow time to get additional comments.

ZONING ENFORCEMENT REPORT:

Zoning Enforcement Report:

- Zoning Violation for 120 Maple Road – Section 3310, Parking, Commercial Vehicles
- Response by Durelle M. and R. Scott Green, 235-245 Staples Road, regarding letter sent. The response to Zoning's letter was noted. The Land Use Director stated that the Greens were not in compliance with Zoning Regulations and was asked by the Commission to send a letter to them as to their non-compliance.
- Zoning Violation for 45 Westport Road – Section 3500 and 5100, Home-based businesses. The violation was noted. The owner received the certified mail and he came into Town Hall, was given copies of the Sections of the Regulations applicable. The owner stated that he would be screening and removing items.
- Zoning Violation, 740 Stepney Rd/15 Hayes St, Section 3310, recreational vehicle storage. The violation was noted; owner has not yet received the certified mail.

New Business:

- Receipt of Special Permit Application SP-20-01, 20 Todds Way, ground-mounted solar. The Land Use Director stated that the application was substantially complete. The Commission determined the public hearing should be held April 13, 2020.

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Ross Ogden came in at approximately 8:05pm during the discussion of SP-20-01.

New Business: (continued)

- Subdivision Regulations – Justin Giorlando is working on the update. Chairman Maquat stated he had contacted the previous outside consultant for Zoning, Glenn Chalder .
- The Chairman briefly mentioned that Justin and he had been to the Budget Meeting and that the budget had gone down 5.26%.

UNFINISHED BUSINESS: (continued)

- Amendment to Easton Zoning Regulations for Managed Residential Homes – The amendment to the Easton Zoning Regulations for Managed Residential Homes was briefly discussed. Ross Ogden had mentioned parking was a concern. Justin Giorlando stated he had changed parking and other items, as discussed. The Commission will receive the updated document and continue to review.
- Mr. Giorlando stated that he hasn't received an update regarding the TAP application for the multi-use paths on Sport Hill Road. He expects an update soon.
- GIS Projects - He discussed he was continuing to work on the Open Space GIS with Phillip Doremus to create the layer of Open Space for the GIS as well as the Agri-tourism layer with Jean Stetz-Puchalski and will coordinate with other groups for trails in Easton.

ADDED TO THE AGENDA:

Motion was made by Robert Maquat, seconded by Raymond Martin, to add to the agenda the discussion of South Park Avenue to the agenda. The vote was unanimous, 5-0, motion carried. The Chair stated that David Bindelglass had requested that Land Use give detail on the status, history and current zoning for the South Park Avenue property to the South Park Advisory Committee.

Announcements/Correspondence:

- Easton Courier – Justin Giorlando stated that he had attended the launch of the Easton Courier on February 29, 2020. He distributed a one page informational flyer.

ADDED TO THE AGENDA:

Motion was made by Wallace Williams, seconded by Robert Maquat, to add to the agenda the discussion of the last meeting held on joining the Westport/Weston Health District at the Senior Center March 5, 2020. He noted a 24 page power point presentation which is posted on the Town website. Mr. Williams stated that the primary goal was providing more health services and providing more health resources for the Town for the same amount of money.

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REVIEW AND APPROVAL OF MINUTES:

Minutes of Regular Meeting February 24, 2020 of the Easton Planning and Zoning Commission. Motion was made by Robert Maquat, seconded by Ross Ogden, to approve the minutes for February 24, 2020 of the Easton Planning and Zoning Commission with the following change on page 1; under Unfinished Business, Public Hearing, the date, recessed from January 27, 2020 should be changed to recessed from February 10, 2020. The vote was unanimous, 4-0, motion carried.

At approximately 8:30 pm, there being no other business to be conducted, motion was made by, Wallace Williams, seconded by Thomas Maisano, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary