

REGULAR MEETING, HELD IN-PERSON, MINUTES APRIL 11, 2022
FOR THE EASTON PLANNING AND ZONING COMMISSION

Chairman, Raymond Martin, called the Regular Meeting, held in-person, to order at
7:08 pm and adjourned at 8:10pm.

Regular Members present: Raymond Martin, Alison Sternberg, and Robert Maquat

Regular Members absent: John Foley and Ross Ogden

Alternate Member present: Lou DiPietro

Alternate Member absent: Jay Habansky and Raymond Ganim

Staff Members Present: Justin Giorlando, Mark DeLieto, Karen Velky

For the record: Lou DiPietro was appointed to vote on behalf of John Foley.

New Business

- Amend the 2022 Calendar of Meetings for the Easton Planning and Zoning Commission
 - MOTION: (write in motion here) – Robert Maquat; Seconded – Alison Sternberg
 - Vote: Aye – 4; Nay – 0; Abstain – 0
- Release Affordable Accessory Apartment for 26 Flat Rock Drive.
 - Discussion ensued; deed restrictions that have met their term requirements are to be released by the Commission at the property owners request by the Chairman. Legal counsel will be contacted regarding requests from property owners for release of deed restrictions prior to the end of the term.
- Land Records for Plan Review – Discussion ensued regarding map reviews by the ZEO required for filing on the Town Land Records. The Land Use Director proposed adding to the fee schedule for review of maps. He will research what other towns charge and bring to next meeting for further discussion.

Zoning Enforcement Report

The Zoning Enforcement Officer (ZEO), Mark DeLieto, was present and provided an update on the open Zoning Violations detailed in memo from the ZEO to the P&Z Commission dated 4/7/2022.

- Three additional possible zoning violations were noted by the Zoning Enforcement Officer in his 4/7/2022 Report and the Commission decided this should be added to the agenda.
 - MOTION: - Motion was made by Robert Maquat; seconded by Raymond Martin, to add to the agenda the discussion of the three additional possible Zoning Violations.
 - Vote: Aye – 4; Nay – 0; Abstain – 0

Mark DeLieto, Zoning Enforcement Officer, updated the Commission on these items.

Review and Approval of Minutes

Minutes of Regular Meeting February 28, 2022, Easton Planning and Zoning Commission

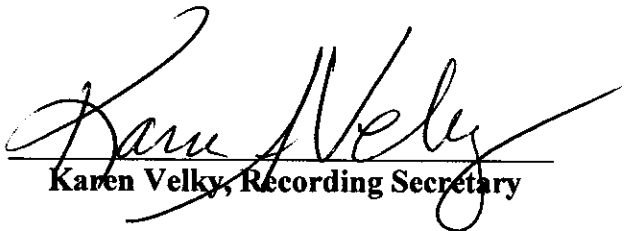
- MOTION – Motion was made by Raymond Martin; seconded by Alison Sternberg, to approve the minutes of February 28, 2022 as presented.
- Vote: Aye – 4; Nay – 0; Abstain – 1 (Lou DiPietro)

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Unfinished Business

- Discussion/Possible Action – Zoning Regulation Amendment – Temporary Moratorium on Cannabis Establishments - tabled to next meeting.
 - Discussion/Possible Action – Petition for Changes and Additions to the Easton Zoning Regulations submitted by neighbors of 59 Tranquility Drive.
 - Discussion ensued regarding current draft; changes to be made by the Land Use Director with updated draft sent for review at the next meeting.
 - Discussion only - *GIS Project* – Create GIS portal for Agri-Tourism
 - Item to be removed from agenda and represented when complete.
 - Discussion only - Subdivision Regulations to be reviewed by Legal
 - Regulations are with Town Council for review; next step to incorporate comments from Town Departments and hold Public Informational Meeting.
 - Welcome to Easton signs – Justin Giorlando, Land Use Director, asked the Commission to add this item to the agenda.
 - MOTION: - Motion was made by Robert Maquat; seconded by Raymond Martin, to add to the agenda the discussion of Welcome to Easton Signs.
 - Vote: Aye – 4; Nay – 0; Abstain – 0
- Justin Giorlando, Land Use Director, updated the Commission on this project.

Announcements/Correspondence – No discussion


Karen Velky, Recording Secretary

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.