

**REGULAR MEETING, HELD IN-PERSON & VIA ZOOM, MINUTES MAY 23, 2022  
FOR THE EASTON PLANNING AND ZONING COMMISSION**

**Regular Members present:** Raymond Martin, Robert Maquat, Alison Sternberg, John Foley  
**Regular Members absent:** Ross Ogden  
**Alternate Member present:** Lou DiPietro, Raymond Ganim  
**Alternate Member absent:** Jay Habansky  
**Town staff present:** Justin Giorlando (Land Use Director), Karen Velky (Recording Secretary)  
**Town staff absent:** Mark DeLieto (Zoning Enforcement Officer)  
**Location:** Easton Public Library, Community Room

**Chairman, Raymond Martin, called the Regular (& Zoom) Meeting to order at 7:15 pm.**

- For the record: Commissioner Ganim was appointed to vote on behalf of Commissioner Ogden.

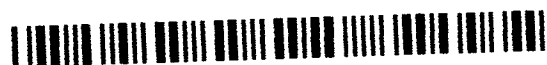
**New Business**

Special Permit (SP-22-01) application – 796 Sport Hill Rd “Easton Veterinary” – addition for larger reception area with one additional exam room and front porch.

- Discussion: Shawn Mauro, Mauro Builders, presented the SP application. Annikki Nurmi, Easton Veterinary office manager, and the Land Use Director added additional background information: 1) Existing Use and Structure is legal non-conforming 2) Existing facility is too small to manage business effectively due to requirements of COVID and safe distancing of pets in waiting area 3) current gravel driveway is adequate with eight parking spaces for clients plus two spaces for residence and 4) the business services approximately 2,100 patients from Easton and neighboring towns. 5) If application is approved, the structure and use would be brought into conformity with the Zoning Regulations.
- Motion: Chairman Martin (second Commissioner Foley) – Accept Special Permit Application (SP-22-01)
- Vote: Aye – 5; Nay – 0; Abstain – 0

Examine potential use of Morehouse Civic Park for new EMS Building.

- Discussion: EMS requested comments from the Commission whether Morehouse Civic Park may be a feasible second option for a new EMS headquarter building. Current facility not adequate and must be replaced. Custom built ambulances are required to fit in garage. Facility is not ADA compliant. Current location is inadequate and new location is required. Limited locations are available on Town owned land for the new building. By consensus of the commission, it is feasible to consider locating the new EMS HQ Building within Morehouse Civic Park subject to 8-24 referral, special permit review, and possible amendment to the Morehouse Civic Park Plan/Plan of Conservation and Development.
- Public comments made by Dan Lent (71 Banks Rd), John Meyer (18 Lantern Hill Rd), Jeff Becker (5 Cedar Hill Rd) on this topic.



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**Zoning Enforcement Report**

ZEO Report Memorandum dated 5/20/2022; no presentation provided.

**Review and Approval of Minutes**

Minutes of Regular Easton Planning and Zoning Commission Meeting 5/9/2022.

- MOTION – Chairman Martin (second Commissioner Ganim) - approve the minutes as presented.
- Vote: Aye – 5; Nay – 0; Abstain – 0

**Unfinished Business**

Subdivision Regulations to be reviewed by Legal.

- Discussion only: No further action at this time; awaiting Legal Review to be complete.

Section 1500 Enforcement - Temporary Moratorium on Cannabis Establishment.

- Discussion only: No further action at this time.

Section 3400 Permitted Accessory Structures - 3440 Agriculture.

- Discussion only: No further action at this time; awaiting comments from Agricultural Commission.

Section 3500 Area and Dimensional Standards – 3550 Coverage

- Discussion: Commission discussed concerns regarding inconsistency of total lot area and wetlands with dimensional requirements of same.
- Action: Director Giorlando to modify for consistency.

Section 6300 Exterior Lighting – 6320 Applicability

- Discussion only: No further action at this time.

Section 6400 Landscaping – 6420 Applicability

- Discussion: Commission would like to have a definition of “native planting” included.
- Action: Director Giorlando to modify for consistency.

Section 6500 Stormwater Management – 6520 Applicability / 6530 Requirement Section 7100

- Discussion only: No further action at this time.

Section 7100 Non-Conforming Conditions – 7110 Purpose and Intent

- Discussion only: No further action at this time.

Section 7100 Non-Conforming Conditions – 7120 Non-Conforming Lots

- Discussion: Commission concerned with potential loss of property value by residents that may be subject to this regulation.
- Action: Director Giorlando to do further research regarding topic and report back to the Commission.

Land Records for Plan Review

- Discussion only: Justin called various towns. Some require a fee for the service of plan reviews but no state fee. No further action at this time.

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**Announcements/Correspondence**

None provided.

**Chairman, Raymond Martin, adjourned the Regular Meeting at 8:47 pm.**

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**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.