

**REGULAR MEETING (IN-PERSON & VIA ZOOM)
MINUTES OF OCTOBER 3, 2022
FOR THE EASTON PLANNING AND ZONING COMMISSION**

Regular Members present: Raymond Martin, Robert Maquat, Alison Sternberg, Ross Ogden, John Foley
Alternate Members present: Lou DiPietro
Alternate Members absent: Jay Habansky, Raymond Ganim
Town staff present: Justin Giorlando (Land Use Consultant), Mark DeLieto (ZEO), Karen Velky (P&Z Assistant/recording), Ed Nagy (Public Works)
Location: Easton Town Hall, Conference Room A

Chairman, Raymond Martin, called the Meeting to order at 7:11 pm.

Public Hearing, continued.....

Amendments to the Easton Zoning Regulations

Chairman Martin read aloud a comment from the following participant to the Commission:

- Joan Winter – email received 09/30/2022

Chairman Martin closed public hearing at 7:14pm.

The Commission decided not to act on the following regulations at this time to allow for further review based on comments received during the public hearing.

- Section 3400 Permitted Accessory Structures - 3440 Agriculture
 - Section 8300 Site Plan Application – 8370 Following Approval
 - **Action: Section 8370 (3) – replace ACAD 2016 date with ACAD 2020 or earlier**
- Section 6300 Exterior Lighting – 6320 Applicability
- Section 6400 Landscaping – 6420 Applicability
- Section 7100 Non-Conforming Conditions – 7120 Non-Conforming Lots

MOTION (Chairman Martin/2nd Commissioner Foley): Chairman Martin made a motion to **adopt the following regulation changes as drafted and posted for the public hearing with following changes:**

- Section 1500 Enforcement - Temporary Moratorium on Cannabis Establishment
 - **Change: Section 1510 4(c) 2 – update expiration date to June 30, 2024.**
 - Section 3300 Permitted Accessory Uses – 3350 Home-Based Business
- Section 3500 Area and Dimensional Standards – 3550 Coverage
 - **Change: Add link to a guide sheet outside of the regulations with example for further clarification.**
 - Section 2200 Definitions
 - Section 3600 Dimensional Exceptions – Other Dimensional Exceptions
 - Section 7100 Non-Conforming Conditions – 7120 Non-Conforming Lots
 - **Change: Section 7120 (4) – replace one-acre language with 40,000 sf. and change 6,534 to 6,000.**
 - **Change: Section 7120 (5) – replace one-acre language with 40,000 sf. and change 10,890 to 10,000.**
- Section 6500 Stormwater Management – 6520 Applicability / 6530 Requirement
 - **Change: Section 6530 (4) – Add the DOT drainage manual shall define the storm event.**



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- Section 7100 Non-Conforming Conditions – 7110 Purpose and Intent

VOTE: Aye – 5; Nay – 0; Abstain – 0

Zoning Enforcement Report

Review of Zoning Enforcement Report through 9/19/2022

- M. Delieto asked for clarification regarding on-street parking complaints. Per the Commission, certain regulations restrict on-street parking as a result of a permitted use, such as that for “roomers & boarders.” However, regulation and enforcement of on-street parking fall to applicable Town Ordinances and the Easton Police Department.

Review and Approval of Minutes

Minutes of Easton Planning and Zoning Commission Meeting 09/19/2022.

- **MOTION** (Commissioner Ogden/2nd Commissioner Sternberg): Approve the minutes with the following correction: change John Allen spelling to John Allan.
- **VOTE:** Aye – 4; Nay – 0; Abstain – John Foley (absent from 9/19/2022 meeting)

Unfinished Business

- Subdivision Regulations - No update
- Plan Review for Land Records Filing – In addition to previously discussed fee changes, J. Giorlando updated three fee type items 1) Zoning permit for Agriculture \$25 flat fee, 2) Special Permit for Agriculture \$200 flat fee, and 3) Floodplain permit \$75 flat fee. A letter will be sent the Board of Selectman (BOS) proposing the fee schedule changes.
 - **MOTION** (Commissioner Ogden/2nd Commissioner Sternberg): To move forward with recommendations to BOS to make changes to the fee ordinances. K. Velky to ensure letter is sent to the First Selectman’s office to be on the agenda for the next BOS meeting.
 - **VOTE:** Aye – 5; Nay – 0; Abstain – 0
- Affordable Housing – Chairman Martin reviewed the scorecard ranking of affordable housing plans by Fairfield County’s Center for Housing Opportunity.

Public comment

MOTION (Commissioner Ogden/2nd Commissioner Foley): motion made to allow for public comment.

VOTE: Aye – 5; Nay – 0; Abstain – 0

- Jeff Becker (via Zoom) – would like to see notations on Regulations to keep track of changes for the future.
- Alph Winter (in person) – Commented on concerns regarding Exterior Lighting regulations.

Close of Meeting

- **MOTION** (Commissioner Maquat/2nd Commissioner Sternberg): Adjourn the meeting at 8:30 pm.
 - **Vote:** Aye – 5; Nay – 0; Abstain – 0

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.