

**REGULAR MEETING (IN-PERSON & VIA ZOOM)
MINUTES OF JANUARY 23, 2023
FOR THE EASTON PLANNING AND ZONING COMMISSION**

Regular Members present: Raymond Martin, Robert Maquat, John Foley, Alison Sternberg
Regular Members absent: Ross Ogden
Alternate Members present: Lou DiPietro (voting in place of R. Ogden)
Alternate Members absent: Raymond Ganim, Jay Habansky
Town staff present: Justin Giorlando (Land Use Consultant), Mark DeLieto (ZEO), Karen Velky (P&Z Clerk)
Location: Easton Town Hall, Conference Room A

Chairman, Raymond Martin, called the Meeting to order at 7:10 pm.

Public Hearing

SP-22-03, Special Permit Application: Major Home-Based Business, 1080 Black Rock Turnpike, Submitted by Cleber Ramos. The applicant is seeking special permit approval for a Major Home-Based Business (Section 3350.6) and Commercial Vehicle Storage (Section 3310.4) of the Easton Zoning Regulations. The following participated in the hearing:

- Dori Wollen, Chair Conservation Commission/Inland Wetlands. Chair advised applicant withdrew previous wetland application on 9/13/22 and advised to receive legal clarification on easement prior to resubmitting. Concern is the driveway access.
- John Shaban, Attorney for C. Ramos. Submitted Temporary Injunction document dated 2/20/2013 for the record that states exclusive perpetual use easement.
- Lukas Thomas, Attorney for T. Smith 1074 Black Rock Rd. Reiterated opposition to grant this special permit while pending litigation exists. Atty Thomas does agree C. Ramos does have a right to access and use the driveway. Major issue of T. Smith is the abuse of a granted application.
- Trevor Smith, 1074 Black Rock Rd, reiterated opposition of granting special permit.
- Cleber Ramos, Applicant, provided photos of driveway. Clarified vehicle types in permit.
- Jeff Becker, resident, provided comments.

Chairman Martin closed the public hearing and instructed C. Ramos to go before Conservation with an application for the rain garden as proposed in revised plan. P&Z Commission decision contingent on final report from the Conservation Commission.

SD-23-01, Re-subdivision Application: 3-Lot Re-subdivision of property located at 36 Far Horizons Drive, submitted by Robert Letskus, Refined Living LLC. The following participated in the hearing:

- Chris Russo, Russo & Rizio LLC, Attorney for R. Letskus. Presented application.
- Dean Martin, PE - Grumman Engineering, Engineer for R. Letskus, described application details.
- Robert Letskus, Applicant - Refined Living LLC, presented application details.
- Ed Nagy, DPW, commented as follows: 1) requested the open space property be staked, 2) advised only activities permitted in easement on open space should be allowed and 3) have surveyor stake out water quality basin in open space prior to clearing and grubbing.
- Chairman Martin noted department comments received by: 1) Chief R. Doyle, Easton Police Department; 2) Peter Neary – Easton Fire Marshal; 3) Bruce Bombero, Public Works Dept.



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Chairman Martin noted public hearing to remain open, resuming 2/13/2023 (can remain open until 2/27/2023) pending the following:

- ACTION: R. Letskus will mark trees and stake open space for Ed Nagy.
- ACTION: Conservation Commission to provide Wetlands report prior to next P&Z Commission meeting.
- ACTION: Chairman Martin advised the Applicant, R. Letskus, to ensure nothing is stored in the open space area.
- ACTION: D. Martin, Grumman Engineering, to provide revisions to plans.

Zoning Enforcement Report

Update of Zoning Enforcement issues

Review and Approval of Minutes

Minutes of Easton Planning and Zoning Commission Meeting 01/09/2023.

- **MOTION** (Comm'r DiPietro/2nd Comm'r Maquat): Approval of minutes with update of adding R. Ogden to Regular Member Absent line.
- **VOTE:** Aye – 4; Nay – 0; Abstain – 0

Unfinished Business

- Subdivision Regulations – Received PWD Comments. Talking to Glenn Chalder. No update
- Affordable Housing – Will be discussed at Planning Meeting scheduled for 03/13/2023.
- Scheduling of a Public Information Session re: Discussion of planning strategies and implementation of the POCD
 - ACTION: J. Giorlando to draft a small presentation and agenda for 03/13/2023.
 - ACTION: K. Velky to send out copy of POCD to Commissioners. Reach out to groups named in POCD for comments.

Announcements/Correspondence

- Land Use Training – Fees Paid. Some commissioners have signed up for training.
- Desegregate CT would like to attend a Commission Meeting and provide information on a new program that the state has put out called Work Live Ride. <https://www.desegregatect.org/>
 - ACTION: K. Velky to contact Sara Trueax to schedule meeting.

Close of Meeting

- **MOTION** (Comm'r Maquat/2nd Comm'r DiPietro): Adjourn the meeting at 8:37 pm.
- **VOTE:** Aye – 4; 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.