

**REGULAR MEETING (IN-PERSON & VIA ZOOM)  
MINUTES OF MAY 2, 2023  
FOR THE EASTON PLANNING AND ZONING COMMISSION**

**Regular Members present:** Raymond Martin, Robert Maquat, John Foley, Nicholas D'Addario, Alison Sternberg  
**Alternate Members present:** Raymond Ganim  
**Alternate Members absent:** Lou DiPietro, Jay Habansky  
**Town staff present:** Justin Giorlando (Land Use Director), Mark DeLieto (ZEO)  
**Location:** Easton Town Hall, Conference Room A

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

**New Business**

CT169Strong to discuss pending Land Use Legislation.

- Confirmed attendance for 5/16/2023 at 7pm in the Cafetorium at Samuel Staples Elementary School.
- Will limit CT169 Strong presentation to 30 mins.

**Zoning Enforcement Report (Mark DeLieto)**

Zoning Enforcement Updates provided by Mark DeLieto, ZEO.

**Review and Approval of Minutes**

Minutes of Easton Planning and Zoning Commission Meeting 04/18/2023.

- **MOTION** (Comm'r D'Addario/2<sup>nd</sup> Comm'r Sternberg): Approval of minutes with modification under Motion for SP-23-02 adding the Commission acknowledged the applicant has satisfied the Special Permit Criteria items 1-11, referenced in the Statement of Proposed Use document dated 3/29/23.
- **VOTE:** Aye – 5; Nay – 0; Abstain – 0

**Unfinished Business**

**DISCUSSION:** Subdivision Regulations –Received a revised fee schedule from Planometrics with the following options to move forward: 1) Glen to revise draft, schedule public hearing, one more set of revisions, then potential adoption (\$2k), 2) Glen to come into Commission Meeting to discuss (\$3K), or 3) add a public info meeting along with a public hearing (\$4k).

- Chairman Martin recommends going with Option 1.
- Comm'r Maquat suggests making the draft subdivision regulations available online prior to public hearing and direct comments submitted prior to meeting.
- **ACTION:** J. Giorlando to post once updated draft received.



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Review proposed text amendments to the following Zoning Regulations:

- Section 5220 Accessory Apartment Standards- **No discussion**
- Section 5920 Conservation Development
  - Comm'r Ganim suggested having illustrations for traditional development, conservation development and affordable conservation development.
  - **ACTION:** J. Giorlando will draft images based on previous subdivision plans.

**Announcements/Correspondence**

No updates

**Close of Meeting**

- **MOTION** (Comm'r Sternberg/2<sup>nd</sup> Comm'r D'Addario): Adjourn the meeting at 7:30 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.