

**REGULAR MEETING (IN-PERSON & VIA ZOOM)  
MINUTES OF JUNE 6, 2023  
FOR THE EASTON PLANNING AND ZONING COMMISSION**

**Regular Members present:** Raymond Martin, Robert Maquat, Alison Sternberg,  
Nicholas D'Addario  
**Regular Members absent:** John Foley  
**Alternate Members present:** Lou DiPietro  
**Alternate Members absent:** Raymond Ganim, Jay Habansky  
**Town staff present:** Mark DeLieto (ZEO)  
**Location:** Easton Town Hall, Conference Room A @ 7pm

**Meeting Call to Order 7:05pm by Chairman Martin**

**New Business**

- Discussion: Covenant Church – 1 Sport Hill Rd. Requesting expansion of playground. Existing Special Permit SP-04-01. Applicant C. Lackowski on behalf of Covenant Church
  - Application accepted and will be considered an Addendum to existing Special Permit Application SP-04-01. Waiting on Wetland determination.
- Discussion: SD-23-01: 36 Far Horizons Drive, submitted by Robert Letskus, Refined Living LLC.
  - Driveway and Utility Easements and Maintenance Agreement Accepted.
  - Subdivision Bond Agreement # GRCT61225 (Total Amt \$136,195.84)
    - **MOTION** (Chairman Martin/2<sup>nd</sup> Comm'r D'Addario): Approval of Covenant as the Application is getting 125K surety bond A+ insurance company and posting \$11,195.84 cash bond in total on 6/7/2023.
    - **VOTE:** Aye – 4; Nay – 0; Abstain – 0

**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 05/16/2023.

- **MOTION** (Comm'r DiPietro/2<sup>nd</sup> Comm'r D'Addario): Approval of minutes.
- **VOTE:** Aye – 4; Nay – 0; Abstain – 0

**Unfinished Business**

- CT169Strong to discuss pending Land Use Legislation – No discussion
- Subdivision Regulations –
  - ACTION: Schedule public hearing for 7/18/2023.
- Review proposed text amendments to the following Zoning Regulations:
  - ACTION: Schedule public hearing for 7/18/2023.
    - Section 5220 Accessory Apartment Standards
    - Section 5920 Conservation Development

**Announcements/Correspondence**

Newtown Zoning Regulation updates – No discussion

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**Close of Meeting**

- **MOTION** (Comm'r Sternberg/2<sup>nd</sup> Comm'r DiPietro): Adjourn the meeting.
- **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.