

**SPECIAL MEETING (IN-PERSON & VIA ZOOM) MINUTES OF JULY 11, 2022
FOR THE EASTON PLANNING AND ZONING COMMISSION**

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

Chairman, Raymond Martin, called the Special (& Zoom) Meeting to order at 7:10 pm.

Public Hearing (POSTPONED TO A LATER DATE)
Amendments to the Easton Zoning Regulations

Public Hearing

SP-22-02, Special Permit Application: Flag Lot, 17 Sunset Road, Submitted by Roberta Cable. The applicant is seeking special permit approval for an interior lot served by an access and utility easement to Sunset Road as depicted on the submitted map in accordance with Section 5400.2 – FLAG LOTS / INTERIOR LOTS of the Easton Zoning Regulations. This approval is required for the fist-cut division of property.

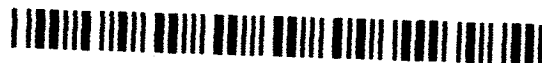
- The Applicant's Agent, Mark Ochman, P.E., made a presentation of the proposal and answered questions from the Commissioners and Land Use Director.
- Chairman Martin noted comments received from the Easton Police and ZEO/WEO
- Anna and Christine Sorfoza, residents of 25 Drewbarrie Lane, Easton, spoke regarding concerns of increased traffic and stormwater runoff with the proposed access from Drewbarrie Lane.
- Dori Wollen, Chair of the Conservation Commission, read a letter regarding this application.
 - Chairman Martin accepted the letter into the record of the hearing.
- Edward Nagy, Easton Town Engineer/Director of Public Works, provided oral comments regarding this application and will provide written comments for the record within 2 weeks.
- Chairman Martin left the hearing open for the Commissioners to consider comments received and allow additional time to receive comments from other Departments/Boards/Commissions

New Business

- SP-22-02, Special Permit Application: Flag Lot, 17 Sunset Road, Submitted by Roberta Cable
 - Public Hearing remains open; no action taken
- Reschedule Public Hearing: Amendments to the Easton Zoning Regulations
 - Public Hearing rescheduled by consensus to September 19, 2022 in the Easton Public Library Community Room
- Discussion / Possible Action - Revised Planning and Zoning Commission Calendar
 - MOTION (Commissioner Maquat / Second Chairman Foley): Approve "REVISED 2022 SCHEDULE OF MEETINGS – PLANNING AND ZONING COMMISSION"
 - VOTE: AYE – 5; Nay – 0; Abstain – 0

Zoning Enforcement Report

- No report presented.



1 INSTR # M2022000478
DATE FILED 07/12/2022 02:17:10 PM
DEBORAH SZEGEDI
TOWN CLERK EASTON CT

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Review and Approval of Minutes

Minutes of Easton Planning and Zoning Commission Meeting 6/27/2022.

- MOTION (Commissioner Maquat / Second Chairman Martin): Approve the minutes with minor amendments presented by Commissioner Foley.
- Vote: Aye – 5; Nay – 0; Abstain – 0

Unfinished Business

- Subdivision Regulations - under review by Legal
 - Legal Review substantially complete; letter to be provided regarding review within a week.
- Plan Review for Land Records Filing
 - Land Use Director to provide draft of proposed Land Use Fee Schedule
- 2022 Affordable Housing Plan recommendations for Zoning review
 - Land Use Director reminded Commissioners to review the plan and gather a list of action items that fall under the authority of P&Z to consider implementing for the Sept. 12th Planning Meeting

Announcements/Correspondence

Close of Meeting

- MOTION (Commissioner Sternberg / Second Commissioner Ogden): Adjourn the meeting at 7:53PM.
 - Vote: Aye – 5; Nay – 0; Abstain – 0

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.