

**SPECIAL MEETING (IN-PERSON & VIA ZOOM)
MINUTES OF JULY 18, 2023
FOR THE EASTON PLANNING AND ZONING COMMISSION**

Regular Members present: Raymond Martin, Robert Maquat, Alison Sternberg, John Foley, Nicholas D'Addario
Alternate Members present: Raymond Ganim
Alternate Members absent: Lou DiPietro, Jay Habansky
Town staff present: Mark DeLieto (ZEO), Justin Giorlando (LU Consultant), Karen Velky (P&Z Clerk)
Location: Easton Senior Center @ 7pm

Chairman Martin called meeting called to order at 7:11 pm.

Public Hearings

Subdivision Regulations Comprehensive Revision – Dated 5/22/23: Public hearing opened 7:29pm & closed 8:00pm

- **Public Comment:** Three residents spoke following the presentation.
- **MOTION** (Comm'r Maquat/2nd Comm'r D'Addario): Adopt new Subdivision Regulations as amended.
- **VOTE:** Aye – 5; Nay – 0; Abstain – 0

Zoning Regulation Section 2200 – Definitions, 3300 – Permitted Accessory Uses, 3400 – Permitted Accessory Structures, 5200 – Accessory Apartments, and 5300 – Lodging Facilities: Public hearing opened 8:02pm & closed 8:45pm.

- **Public Comment:** Five residents spoke following the presentation.
- **MOTION** (Chairman Martin/2nd Comm'r D'Addario): Adopt new Zoning Regulations Section 2200, 3300, 3400, 5200, and 5300 as amended.
- **VOTE:** Aye – 5; Nay – 0; Abstain – 0

Zoning Section 5900 – Conservation Development: Public hearing opened 8:46pm & closed 8:50pm.

- **Public Comment:** One resident spoke following the presentation.
- **MOTION** (Chairman Martin/2nd Comm'r D'Addario): Adopt new Zoning Regulations Section 5900 as proposed.
- **VOTE:** Aye – 5; 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 06/20/2023.

- **MOTION** (Comm'r Sternberg/2nd Comm'r Foley): Approval of minutes. (Ray Ganim voting in place of N. D'Addario for 6/20/23 minutes)
- **VOTE:** Aye – 5; Nay – 0; Abstain – 0

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Unfinished Business

SP-04-01: Amendment of existing special permit for Covenant Church - 1 Sport Hill Rd.

Announcements

- Award given to Wally Williams for his 23-year service to Easton Planning & Zoning Commission.

Close of Meeting

MOTION (Comm'r Maquat/2nd Comm'r Sternberg): Adjourn the meeting 9:00pm.

- **VOTE:** Aye – 5; Nay – 0; Abstain – 0

Submitted by Karen Velky, P&Z Clerk

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.