

**REGULAR MEETING, HELD IN-PERSON & VIA ZOOM, MINUTES JUNE 13, 2022
FOR THE EASTON PLANNING AND ZONING COMMISSION**

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

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

- For the record: Commissioner Ganim was appointed to vote on behalf of Commissioner Ogden.

New Business

No new business

Zoning Enforcement Report

ZEO Report Memorandum dated 6/10/2022 presented by Mark DeLieto (ZEO).

- Discussion: Chairman Martin asked about increase in accessory apartment/dwelling calls which seem to be due to home sales. Chairman also asked if any accessory structures are not within size compliance. Director Giorlando mentioned that they may not have been permitted so hard to know square footage. ZEO explained process to remove non-compliant 2nd dwellings working with Building Dept. by taking permit to remove kitchen.
- Action: Director suggested ZEO take rough exterior measurements to get size of structures going forward to know square footage.

Review and Approval of Minutes

Minutes of Regular Easton Planning and Zoning Commission Meeting 5/23/2022.

- MOTION – Commissioner Ganim motioned to accept (second Commissioner Foley) - approved the minutes as presented.
- Vote: Aye – 5; Nay – 0; Abstain – 0

Unfinished Business

Subdivision Regulations to be reviewed by Legal

- Discussion: Chairman received an email from Glenn asking for status. Still under Legal review.

Land Records for Plan Review

- Discussion: Current ordinance for land use fees document confusing. Also adding an additional fee for plan review.
- Action: Director to revise fee schedule better match what is in the Zoning Regulations and add a Land Use review fee to be presented at next meeting.

Possible Zoning Regulation Amendments:

Section 1500 Enforcement - Temporary Moratorium on Cannabis Establishment.

- Discussion: No further action at this time. Clarification that this regulation adding the use of micro cultivator. Listed under home-based business in Zoning Regulations.

Section 3400 Permitted Accessory Structures - 3440 Agriculture.

- Discussion: No further action at this time. Awaiting feedback from AG Commission meeting 6/15/22.

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Section 3500 Area and Dimensional Standards – 3550 Coverage

- Discussion: Section 3640 (1&2) clarification for non-conforming less than one acre.
- Action: Director Giorlando to move Maximum Building/Total Coverages (1&2) to Section 7000.

Section 6300 Exterior Lighting – 6320 Applicability

- Discussion: Removing second page visuals.
- Action: Commissioner Ganim proposed defining Major Reconstruction.

Section 6400 Landscaping – 6420 Applicability

- Discussion: No further action at this time. Includes definition of native New England plantings.

Section 6500 Stormwater Management – 6520 Applicability / 6530 Requirement Section 7100

- Discussion: No further action at this time.

Section 7100 Non-Conforming Conditions – 7110 Purpose and Intent

- Discussion only: No further action at this time.

Section 7100 Non-Conforming Conditions – 7120 Non-Conforming Lots

- Discussion: Applies to undeveloped non-conforming lots. Commission concerned with potential loss of property value by residents that may be subject to this regulation. Effective date changed to 1/1/2023 to give owners time to address any potential impacts of the regulation.
- Action: Land Use Clerk to review with Accessors office and possibly identify how many of these lots exist. If identified, Commissioner Maquat suggested notifying these residents.

Chairman Martin wanted to advise the Commission that final drafts of amendments should be ready 6/25/2022 so they can be discussed at 6/27/2022 meeting. A Public Hearing will be scheduled for 7/11/2022 prior to Commission voting.

- MOTION – Chairman Martin motioned (second Commissioner Maquat) to set Public Hearing for the Possible Zoning Regulation Amendments of Sections 1500, 3400, 3500, 6300, 6400, 6500 and 7100 and associated subsections for 7/11/2022 @ 7pm in the Community Room at Easton Public Library.
- Vote: Aye – 5; Nay – 0; Abstain – 0

Special Permit (SP-22-01) application – 796 Sport Hill Rd “Easton Veterinary” – addition for larger reception area with one additional exam room and front porch.

- MOTION – Chairman Martin motioned (second Commissioner Sternberg) to set Public Hearing for 6/27/2022 @ 7pm in the Conference Room A at Easton Town Hall.
- Vote: Aye – 5; Nay – 0; Abstain – 0

Announcements/Correspondence

- Welcome to Easton Sign Contest Ice Cream Social June 18, 2022 at noon.

Chairman, Raymond Martin, adjourned the Regular Meeting at 8:16 pm.

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.