

**REGULAR MEETING (IN-PERSON & VIA ZOOM) MINUTES OF AUGUST 22, 2022
FOR THE EASTON PLANNING AND ZONING COMMISSION**

Regular Members present: Raymond Martin, Robert Maquat, John Foley, Alison Sternberg
Regular Members absent: Ross Ogden
Alternate Members present: Lou DiPietro (voting in place of Ross Ogden)
Alternate Members absent: Jay Habansky, Raymond Ganim
Town staff present: Mark DeLieto (ZEO), Karen Velky (P&Z Assistant/recording)
Location: Easton Town Hall, Conference Room A & ZOOM meeting room

Chairman, Raymond Martin, called the Meeting to order at 7:04 pm.

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 first-cut division of property.

- The applicant, Roberta Cable, was present along with Mark Ochman and Maureen Bachtig (both from Ochman Associates) representing the applicant.
- Three residents were in attendance via Zoom but did not provide comment.
- Ed Nagy, Public Works was in attendance to provide history of this parcel.

The Chairman noted the following items:

- Corresponding document submission for the record by Chairman Martin:
 1. Special Permit Application SP-22-02 packet.
 - a. SP Application submitted 6/23/2022.
 - b. Application for Determination of Wetland Impact received 6/23/2022.
 - c. Letter from applicant discussing Special Permit Criteria read to Commission.
 - d. Notification letter and list of neighbors to be notified. Certified receipts of mailing 6/25/2022.
 - e. Certified receipts mailed 6/24/2022 to CT Dept of Public Health and Aquarion Water Company.
 - f. Original First Cut-Division of Property survey dated 6/21/2022.
 2. Legal notice run in Fairfield Citizen 7/1/22 & 7/8/22.
 3. Department comments received by: 1) Mark DeLieto, ZEO/WEO; 2) Dori Wollen, Conservation/Inland Wetlands Commission, Chairwoman; 3) Chief R. Doyle, Easton Police Department; 5) Bruce Bombero, Public Works Director.
 4. Revised First Cut-Division of Property survey dated 8/12/2022.
 5. Conceptual Site Plan dated 8/12/2022.
 6. Land record map 5502C (dated 1930 map#118) submitted by Ed Nagy.
 7. Current parcel map vol 75 652 655 (dated 2/24/1981) submitted by Ed Nagy.
- Chairman Martin closed Public Hearing for Special Permit of Flag Lot 17 Sunset Road @ 7:45pm.



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- MOTION (Chairman Martin / Second Comm'r Maquat): Approve with conditions Special Permit Application #SP-22-o2: Section 5400.2 FLAG LOTS / INTERIOR LOTS, submitted by the owner, Roberta J. Cable, at 17 Sunset Road, Easton, Connecticut, as depicted on the map titled FIRST CUT DIVISION OF PROPERTY prepared by Ochman Associates, Inc. on June 21, 2022 and last revised on August 12, 2022, subject to the following conditions:

1. Prior to filing of the Property Division Map, a certified Title Search shall be provided to confirm this parcel has not been previously divided since March 6, 1941;
2. Prior to filing of the Property Division Map, the owner shall obtain Health Department approval for a "Lot Division"; and
3. All future development of the new lot shall comply with the requirements of Section 6530 of the Easton Zoning Regulations for Stormwater Management.

Incorporate into the motion comments from Zoning Department, Police Department, and Conservation Commission. With the following findings as stated in the letter titled 8440 Special Permit Criteria from Ochman Associates submitted with the application and dated June 19, 2022:

1. Zoning Purposes *as stated in the letter*
 2. Environmental Protection and Conservation *as stated in the letter*
 3. Overall Compatibility *as stated in the letter with the following addition*, "Sunset Road has through connectivity and Drewbarrie Lane is a dead-end road with lower traffic volume. The proposed development of this property would create an additional driveway on Drewbarrie Lane in which 5 lots currently have access. The town normally permits up to 10 houses on a dead-end road and prefers driveways on the less trafficked road when possible for safety.
 4. Suitable Location for Use *as stated in the letter*
 5. Appropriate Improvements *as stated in the letter*
 6. Suitable Transportation Conditions *as stated in the letter*
 7. Adequate Public Utilities *as stated in the letter*
 8. Long Term Viability *as stated in the letter*
 9. Nuisance Avoidance *as stated in the letter*
 10. Plan of Conservation and Development *as stated in the letter with the following addition*, "This proposal is consistent with Section 4.2 Guide Residential Development."
 11. Mitigation *as stated in the letter*
- VOTE: Aye – 5; Nay – 0; Abstain – 0

Zoning Enforcement Report

- Review of Zoning Enforcement Report through 8/19/2022.

Review and Approval of Minutes

Minutes of Easton Planning and Zoning Commission Meeting 8/08/2022.

- MOTION (Comm'r Maquat / Second Comm'r Foley): Approve the minutes as presented.
- Vote: Aye – 5; Nay – 0; Abstain – 0

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Unfinished Business

- Subdivision Regulations - under review by Legal
 - Continue waiting for the Legal Review Letter; additionally, waiting for Ed Nagy, DPW comments.
- Plan Review for Land Records Filing
 - No update
- 2022 Affordable Housing Plan recommendations for Zoning review
 - No update

Close of Meeting

- MOTION (Comm'r DiPietro / Second Comm'r Sternberg): Adjourn the meeting at 7:55 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.