

**REGULAR MEETING (IN-PERSON & VIA ZOOM)
MINUTES OF OCTOBER 24, 2022
FOR THE EASTON PLANNING AND ZONING COMMISSION**

Regular Members present: Raymond Martin, Alison Sternberg, Ross Ogden
Regular Members absent: Robert Maquat, John Foley
Alternate Members present: Lou DiPietro (voting in place of Robert Maquat)
Alternate Members absent: Jay Habansky, Raymond Ganim
Town staff present: Justin Giorlando (Land Use Consultant), Mark DeLieto (ZEO), Karen Velky (P&Z Clerk)
Location: Easton Town Hall, Conference Room A

Chairman, Raymond Martin, called the Meeting to order at 7:15 pm.

New Business

SP-22-03, Special Permit Application: Major Home-Based Business, 1080 Black Rock Turnpike, Submitted by Cleber Ramos. The applicant is seeking special permit approval for a Major Home-Based Business (Section 3350.6) and Commercial Vehicle Storage (Section 3310.4) of the Easton Zoning Regulations.

- **Cleber Ramos, Applicant, was not in attendance and will resubmit for 11/14/2022.**

Zoning Enforcement Report

Review of Zoning Enforcement Report through 10/21/2022

Review and Approval of Minutes

Minutes of Easton Planning and Zoning Commission Meeting 10/03/2022.

- **MOTION** (Comm'r Ogden/2nd Comm'r DiPietro): Approval of minutes as presented.
- **VOTE:** Aye – 4; Nay – 0; Abstain – 0

Unfinished Business

Amendments to the Easton Zoning Regulations

- **Revision - Section 3400 Permitted Accessory Structures - 3440 Agriculture**
 - Section 8300 Site Plan Application – 8370 Following Approval
 - **Discussion** – J. Giorlando reviewed the updates from comments received at the public hearing and follow-up meeting with the AG Commission.
 - **No action** – Table further action until 11/14/2022.
- **Revision – Section 6300 Exterior Lighting – 6320 Applicability**
 - **Discussion** – J. Giorlando reviewed the updates from comments received at the public hearing.
 - **No action** – Table further action until 11/14/2022.
- **Section 6400 Landscaping – 6420 Applicability – no updates**
- **Section 7100 Non-Conforming Conditions – 7120 Non-Conforming Lots**
 - **Discussion** – J. Giorlando discussed updates that may address Commission's concerns.
 - **Action** – J. Giorlando to review Assessor's records, discuss legal implications with Town Counsel, and make plan for increased notification of residents regarding this amendment.
- **Subdivision Regulations – under review by Legal**
 - **Discussion** – J. Giorlando has received the Legal Review from Town Counsel who found the proposed Regulations are comprehensive and within the authority of the Commission to adopt. Waiting for comments from Ed Nagy – Public Works.

INSTR # M2022000685
REC'D 10/28/2022 12:53:09 PM
DEBORAH SZEGEDI TOWN CLERK EASTON CT

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Announcements/Correspondence

- Discussion – Justin Giorlando discussed Low Income Limits/Fair Market Rent updates.
- Discussion – Justin Giorlando discussed notification from Yale New Haven Health (due to being 500ft from Easton town line) regarding the Park Avenue Medical Center in Trumbull adding a 300-KW Fuel Cell to property.
- Affordable Housing - Deeded property expired 08/30/2022 – 130 Banks Rd.
 - Updated affordable housing spreadsheet distributed to Commission.
 - Create/update Deed release form letter to send to property owner for their use in obtaining and filing the deed restriction release on the Land Records.
 - J. Giorlando to develop zoning amendments for Conservation Development and Detached Accessory Structures as requested by the Commission.

Close of Meeting

- MOTION (Commissioner Ogden/2nd Commissioner Sternberg): Adjourn the meeting at 8:20 pm.
 - 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.