

**REGULAR MEETING (IN-PERSON & VIA ZOOM)
MINUTES OF NOVEMBER 14, 2022
FOR THE EASTON PLANNING AND ZONING COMMISSION**

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

Chairman, Raymond Martin, called the Meeting to order at 7:03 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 in attendance.
- Commission **ACCEPTED** the application and public hearing scheduled during the 12/12/22 meeting. Documents included were:
 - Map with supplemental document including description of work in the area, complete application, neighbor list and notification letter, special permit payment and postage receipts.

Zoning Enforcement Report

Review of Zoning Enforcement issues through 11/11/2022.

Review and Approval of Minutes

Minutes of Easton Planning and Zoning Commission Meeting 10/24/2022.

- **MOTION** (Comm'r DiPietro/2nd Comm'r Ogden): Approval of minutes as presented.
- **VOTE:** Aye – 3; Nay – 0; Abstain – 2 (Comm'r Foley / Comm'r Ganim)

Unfinished Business

Amendments to the Easton Zoning Regulations

- **MOTION** (Chairman Martin/2nd Comm'r Ogden): Chairman Martin made a motion to **adopt the following amendments to regulations:**
 - Section 3400 Permitted Accessory Structures – 3440 Agriculture including comment received from the Agricultural Commission.
 - Section 8300 Site Plan Application – 8370 Following Approval
 - Section 6300 Exterior Lighting – 6320 Applicability Section
 - Section 6400 Landscaping – 6420 Applicability
 - Section 7100 Non-Conforming Conditions – 7120 Non-Conforming Lots
 - Commission added to the motion that **proper notice is to be given to property owners who will be affected by the 10/01/2023 effective date.**



INSTR # M2022000746
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DEBORAH SZEDEDI
TOWN CLERK EASTON CT

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Unfinished Business (cont.)

Amendments to the Easton Zoning Regulations (cont.)

- **DISCUSSION:** Notification letters shall be sent regarding Section 7120; letter shall be sent to parcels identified in Assessor database as having non-conforming lot area in January 2023; additionally, a notice will be included in tax bills mailed out in July 2023; recommend property owners who feel they may be affected to consult with a land use attorney.
- **VOTE:** Aye – 4; Nay – 1 (Comm'r Ganim); Abstain – 0

Discussion – Subdivision Regulations

- Comments from Dept. of Public Works received.

Discussion / Possible Action – Affordable Housing – No update.

Announcements/Correspondence

2023 Meeting Calendar of Easton Planning and Zoning Commission.

- **MOTION** (Comm'r Ganim/2nd Comm'r Foley): Approval of calendar as presented.
- **VOTE:** Aye – 5; Nay – 0; Abstain – 0

Close of Meeting

- **MOTION** (Comm'r Ganim/2nd Comm'r Ganim): Adjourn the meeting at 7:53 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.