

**REGULAR MEETING (IN-PERSON & VIA ZOOM)
MINUTES OF FEBRUARY 13, 2023
FOR THE EASTON PLANNING AND ZONING COMMISSION**

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

Chairman, Raymond Martin, called the Meeting to order at 7:08 pm.

Public Hearing

SD-23-01, Re-subdivision Application: 3-Lot Re-subdivision of property located at 36 Far Horizons Drive, submitted by Robert Letskus, Refined Living LLC.

- Updated subdivision maps submitted 2/13/2023 by both DiMarzo & Bereczky and site development plan by Grumman Engineering. - *Distributed*
- Conservation Commission approval received.
- In attendance: Robert Letskus – Owner, Chris Russo – Attorney, Dean Martin – Engineer.
- ACTION: Ed Nagy to review updated plans submitted and provide feedback to P&Z.
- ACTION: J. Giorlando will research if 1) the town can require a contractor to do work on property that is not part of the subdivision, 2) also its town property which Board of Selectman would also have to review and 3) can P&Z add this condition to a subdivision approval?
- ACTION: J. Giorlando to send 1) draft driveway information to E. Nagy regarding common driveway language and 2) will send final bond estimate along with other documents to E. Nagy.

Public hearing will remain open for 1) Commission members and DPW to review updated surveys and 2) and get clarity on Conservations recommendations.

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.

- Hearing closed. No public comment.
- Waiting for Conservation report. Once received, P&Z has 35 days to adjudicate.

SP-23-01, Special Permit Application: Modification of existing SP-02-07, 915 Black Rock Turnpike, submitted by CT Golf Club. The applicant is seeking an amended special permit approval for Private Recreation Facility (3250.4) of the Easton Zoning Regulations to include the addition of a cart barn.

- In attendance: Brian McMahon, Engineer – Redniss & Mead, on behalf of applicant. Explained cart barn will have utilities but no waste line running to it.
- E. Nagy, DPW received hardcopy plans and will provide feedback prior to 2/24/2023.
- **MOTION** (Comm'r Maquat/2nd Comm'r DiPietro): Motion to accept the amendment without going thru an additional special permit process.
- **VOTE:** Aye – 4; Nay – 0; Abstain – 0



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Zoning Enforcement Report (Mark DeLieto)

Zoning Enforcement Updates

Review and Approval of Minutes

Minutes of Easton Planning and Zoning Commission Meeting 01/23/2023.

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

Unfinished Business

- Subdivision Regulations – *No update*
- Affordable Housing – Will be discussed at Planning Meeting scheduled for 03/13/2023. – *No update*
- 3/13/2023 P&Z to hold a Public Informational Meeting to discuss plan strategies and implementation of the POCD. – *No update*
- Update to P&Z Regular Meeting Schedule
 - **MOTION** (Chairman Martin/2nd Comm'r Maquat): Move meeting, beginning April 2023, to 1st and 3rd Tuesday of each month.
 - **VOTE:** Aye – 4; Nay – 0; Abstain – 0
 - **ACTION:** K. Velky to submit to Town Clerk for website posting. – *Complete 2/14/2023*
- Appointment of new Secretary
 - **MOTION** (Chairman Martin/2nd Comm'r Maquat): Nomination of Alison Sternberg as Secretary.
 - **VOTE:** Aye – 4; Nay – 0; Abstain – 0
 - A. Sternberg accepted position.

Announcements/Correspondence

- Ross Ogden – resignation effective 1/31/2023. Chairman Martin thanked R. Ogden for his over 10 years of service on the P&Z Commission.
- Welcome new full-time P&Z Commission member Nick D'Addario.
- Updated P&Z Commission Members List – *Distributed*

Close of Meeting

- **MOTION** (Comm'r Maquat/2nd Comm'r Sternberg): Adjourn the meeting at 7:39 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.