

**REGULAR MEETING (IN-PERSON & VIA ZOOM)  
MINUTES OF FEBRUARY 27, 2023  
FOR THE EASTON PLANNING AND ZONING COMMISSION**

**Regular Members present:** Robert Maquat, Alison Sternberg, John Foley, Nicholas D'Addario  
**Regular Members absent:** Raymond Martin  
**Alternate Members present:** Lou DiPietro (voting in place of R.Martin)  
**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

**Acting Chairman, Robert Maquat, called the Meeting to order at 7:05 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 site development plan dated 2/27/2023 by Grumman Engineering distributed. Engineer to perform test holes in areas of drainage systems.
- Providing Comments: Robert Letskus – Owner, Chris Russo – Attorney, Dean Martin – Engineer.
- **Public hearing closed.**

**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.

- Adjudication extended for Inland Wetland Agency report.

**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.

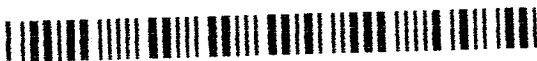
- In attendance: Brian McMahon, Engineer – Redniss & Mead, on behalf of the applicant.
- Brian McMahon added that the Golf Club is considering integrated retaining wall into part of the structure itself, minimizing excavation.
- **MOTION** (Comm'r Maquat/2<sup>nd</sup> Comm'r D'Addario): Motion to approve special permit modification of existing SP-02-07 subject to the following:

- Retaining wall may be integrated into the structure without change in size of structure.

And in accordance with the following record documents:

- DPW (Bruce Bombero) memo with comments dated 02/24/2023.
  - Site Development Plan by Redniss & Mead dated 02/08/2023.
  - General Steel Building CT Golf Club plans dated 10/26/22.
  - General Notes, Plans and Repair Details Cart Details 12/14/22 by DiSalvo Engineering Group.

- **VOTE:** Aye – 5; Nay – 0; Abstain – 0



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DEBORAH SZEGEDI  
TOWN CLERK EASTON CT

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**Zoning Enforcement Report (Mark DeLieto)**

- Zoning Enforcement Updates provided by Mark DeLieto, ZEO

**Review and Approval of Minutes**

Minutes of Easton Planning and Zoning Commission Meeting 02/13/2023.

- **MOTION** (Comm'r D'Addario/2<sup>nd</sup> Comm'r Sternberg): Approval of minutes with language change under SP-23-01 section as follows: "Motion to accept the amendment as a minor amendment to the existing special permit without requirement for public hearing."
- **VOTE:** Aye – 5; Nay – 0; Abstain – 0

**Unfinished Business**

- Subdivision Regulations – *No update*
- Affordable Housing – *No action*
- 3/13/2023 P&Z to hold a Public Informational Meeting to discuss plan strategies and implementation of the POCD. – *No update*
  - J. Foley and R. Martin to work with J. Giorlando on presentation.

**Announcements/Correspondence**

- Books for 3/11/23 Commission members training distributed by J. Giorlando.
- Welcome to Easton Sign

**Close of Meeting**

- **MOTION** (Comm'r D'Addario/2<sup>nd</sup> Comm'r Sternberg): Adjourn the meeting at 7:45pm.
- **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.