

**REGULAR MEETING (IN-PERSON & VIA ZOOM)  
MINUTES OF SEPTEMBER 5, 2023  
FOR THE EASTON PLANNING AND ZONING COMMISSION**

**Regular Members present:** John Foley, Alison Sternberg, Raymond Ganim  
**Regular Members absent:** Jason Klein, Nicholas D'Addario  
**Alternate Members present:** Lou DiPietro, Stacy Varvaro  
**Alternate Members absent:** Jay Habansky  
**Town staff present:** Mark DeLieto (ZEO), Justin Giorlando (LU Consultant), Karen Velky (P&Z Clerk)  
**Location:** Easton Town Hall, Conference Room A

**Chairman Foley called meeting called to order at 7:04 pm.**

Zoom delayed start due (7:35pm) to technical issue. L. DiPietro voting for N. D'Addario, S. Varvaro voting for J. Klein.

**New Business**

- Town of Easton 3<sup>rd</sup> Sign Art Contest
- Legal notice and effective date for the following:
  - Subdivision Regulations – Dated 5/22/23
  - Zoning Regulation Sections 2200, 3300, 3400, 5200, and 5300
  - Zoning Regulation Section 5920
  - **MOTION** (Comm'r Ganim/2<sup>nd</sup> Comm'r Sternberg): Find that these Subdivision and Zoning Regulations as amended by motion of approval at the July 18, 2023, meeting of the Easton Planning and Zoning Meeting, presented here today, are adopted with an effective date of October 1, 2023 (Voting mbrs J. Foley, A. Sternberg, R. Ganim; others recused themselves)
    - **VOTE:** Aye – 3; Nay – 0; Abstain – 0
- Discussion/Possible Action: Zoning Permit No. Z-23-5891 – Minor Non-Agricultural Uses at 422 Sport Hill Road
  - **MOTION** (Comm'r Foley/2<sup>nd</sup> Comm'r Ganim): Approve Zoning Permit No. Z-23-5891 subject to voiding a previous application for similar purpose filed on 10/20/2022, no exterior lighting shall be used for the activities in the permit, and notice shall be made to the Land Use Office for any change in horses boarded on the property.
    - **VOTE:** Aye – 5; Nay – 0; Abstain – 0

**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 07/18/2023.

- **MOTION** (Comm'r Ganim/2<sup>nd</sup> Comm'r Sternberg): Approval of minutes. (Voting mbrs J. Foley, A. Sternberg, R. Ganim; others recused themselves)
- **VOTE:** Aye – 3; Nay – 0; Abstain – 0



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**Unfinished Business**

- Discussion/Possible Action: SP-23-03: Amendment of Existing Special Permit No. SP-04-01 for Covenant Church - 1 Sport Hill Rd.
  - **MOTION** (Comm'r Ganim/2<sup>nd</sup> Comm'r DiPietro): Find that the proposed amendments to be minor in nature, they don't substantially alter the existing Special Permit No. SP-04-01, and they don't adversely affect adjacent properties, and, therefore, approve Special Permit No. Z-23-03 subject to the revised plans received 9/5/2023.
    - **VOTE:** Aye – 5; Nay – 0; Abstain – 0

**Announcements & Correspondence**

- ZBA letter to P&Z Commission re: ZBA-23-03 Appeal Application

**Close of Meeting**

**MOTION** (Comm'r Ganim/2<sup>nd</sup> Comm'r DiPietro): Adjourn the meeting 9:00pm.

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

Submitted by Karen Velky, P&Z Clerk

**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.