

REGULAR MEETING (IN-PERSON & VIA ZOOM)
MINUTES OF NOVEMBER 21, 2023
FOR THE EASTON PLANNING AND ZONING COMMISSION

Regular Members present: John Foley, Alison Sternberg, Raymond Ganim, Jason Klein
Alternate Members absent: Jay Habansky, Lou DiPietro, Stacy Varvaro
Town staff present: Justin Giorlando (LU Consultant)
Location: Easton Town Hall, Conference Room A

Chairman Foley called meeting called to order at 7:09 pm.

New Business

- Special Permit # SP-23-04: Town of Easton submission for 369 Black Rock Rd metal bench donation to be placed at north end of Aspetuck Park.
 - **MOTION** (Comm'r Foley/2nd Comm'r Ganim): Motion to approve Application as an amendment to the existing flood plain special permit SP-91-06 as it complies with Section 4160 of Easton Zoning Regulations; the application has been evaluated in compliance with the 11 criteria for Special Permits as stated in memorandum provided by J.Giorlando dated 11/21/2023; find that it is minor in nature, does not substantially alter the existing special permit, will not adversely affect adjacent properties or the neighborhood and, therefore, no public hearing is required.
 - **VOTE:** Aye – 4; Nay – 0; Abstain – 0 **MOTION CARRIED**
- Special Permit # SP-23-05: Cindy Fales 120 Maple Rd. Major Home-Based Business
 - Receipt of Application; no action taken
- Election of Secretary
 - Chairman Foley opened the floor to nominations; Chairman Foley nominated Commissioner Ganim for Secretary
 - **MOTION** (Comm'r Foley): Appoint Commissioner Ray Ganim to Secretary.
 - **VOTE:** Aye – 4; Nay – 0; Abstain – 0 **MOTION CARRIED**
- Zoning Regulation Amendments re: Public Act No. 23-142 concerning certain protections for Group and Family Child Care Homes.
 - **ACTION:** J.Giorlando directed to draft regulation updates with a review of draft by town counsel.
- Discussion and Possible Action: 2024 Planning & Zoning Meeting Calendar
 - **MOTION** (Comm'r Ganim/2nd Comm'r Foley): Approval of minutes with modification of meeting date on Monday 12/2/2024 changed to Tuesday 12/3/2023.
 - **VOTE:** Aye – 4; Nay – 0; Abstain – 0 **MOTION CARRIED**

Zoning Enforcement Report

Zoning Enforcement Updates provided via memo by Mark DeLieto, ZEO highlighted by Justin Giorlando.



INSTR # M2023000690
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DEBORAH SZEGEDI
TOWN CLERK EASTON CT

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Review and Approval of Minutes

Minutes of Easton Planning and Zoning Commission Meeting 09/05/2023.

- **MOTION** (Comm'r Ganim/2nd Comm'r Sternberg): Approval of minutes. (Voting J. Klein recused himself from the vote)
- **VOTE:** Aye – 3; Nay – 0; Abstain – 0 **MOTION CARRIED**

Unfinished Business

None

Announcements & Correspondence

- Resignation of Secretary Nick D'Addario
- Status of training requirements / Training opportunities

Close of Meeting

Adjourn the meeting 8:05 pm.

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.