

**SPECIAL MEETING, HELD IN-PERSON & VIA ZOOM, MINUTES JUNE 27, 2022
FOR THE EASTON PLANNING AND ZONING COMMISSION**

Regular Members present: Raymond Martin, Robert Maquat (arrived 7:25), Ross Ogden, Alison Sternberg, John Foley
Alternate Member present: Lou DiPietro, Jay Habansky
Alternate Member absent: Raymond Ganim
Town staff present: Justin Giorlando (Land Use Director), Mark DeLieto (Zoning Enforcement Officer), Karen Velky (Recording Secretary)
Location: Easton Town Hall, Conference Room A

Chairman, Raymond Martin, called the Special (& Zoom) Meeting to order at 7:10 pm.

Public Hearing

SP-22-01, Special Permit Application, Submitted on behalf of Daniel Whalen, Easton Veterinary Clinic (EVC) 796 Sport Hill Road, Easton by Mauro Builders LLC., for the addition of a larger reception area with one additional exam room and a front porch as depicted on an Improvement Location Survey 5/17/22, prepared for Daniel Whalen, 796 Sport Hill Road, and prepared by Land Surveying Services, LLC, last revised 10/05/21. **Applicant not present.**

The Chairman noted the following items:

- Special Permit Application meets all zoning requirements (setbacks/building coverage/impervious surfaces/etc) in Residential District B per Land Use Director Giordano.
- Corresponding document submission for the record by Chairman Martin:
 - a. Improvement location survey for EVC last revision 5/17/2022.
 - b. Building Plan A-1 survey for EVC last revision 10/5/2021.
 - c. Special Permit application. No wetlands impact per ZEO DeLieto.
 - d. Letter from applicant discussing eleven key points read to Commission.
 - e. Department comments received by 1) Bruce Bombero, Public Works 2) David Buchanan, Fire Commission 3) Raul Almonacid, Aquarion Water Company 4) Chief R. Doyle, Police Commission.
 - f. Certified mail receipts mailed 5/31/2022 to neighbors.
 - g. Legal notice run in Fairfield Citizen 6/17/22 & 6/24/22.
- No public comments. Closed public hearing @ 7:26pm.
- MOTION: Motion was made by Chairman Martin (seconded by Commissioner Foley) to close Public Hearing for SP-22-01 for Shaun Mauro and the Easton Veterinary Clinic.
 - VOTE: Aye – 5; Nay – 0; Abstain – 0
- MOTION: Motion was made by Chairman Martin, seconded by Commissioner Alison Sternberg, to approve the Special Application SP-22-01 submitted by Shawn Mauro on behalf of Easton Veterinary Clinic with the provisions that: 1) the applicant shall perform test holes witnessed by Bruce Bombero, DPW, to design storm water drainage for the increased area and 2) the applicant shall coordinate the addition to the building with both Building Department and Fire Departments as the applicant conforms to the special permit criteria represented in their 5/17/22.
 - VOTE: Aye – 5; Nay – 0; Abstain – 0

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New Business

- **Discussion / Possible Action – Acceptance of SP-22-02, Special Permit Application: Interior lot with easement accessway, 17 Sunset Road, Submitted by Roberta Cable.** The applicant is seeking special permit approval for an interior lot (Lot B) served by an access and utility easement to Sunset Road as depicted on the submitted map in accordance with Section 5400.2 – FLAG LOTS / INTERIOR LOTS of the Easton Zoning Regulations. **Applicant not present at meeting.**
 - Overview of request provided by Land Use Engineer Giordano. Application complies with zoning regulations and conforming as presented. Future intent of accessing Drewbarrie Lane with a driveway if a house was to be built on Lot B would be possible. Proposal is a first cut and appears to have the right to division of the property. Access is necessary to move forward with the division.
 - Application is complete.
 - MOTION: Chairman Martin made a motion, seconded by Chairman Ogden, to accept the application for SP-22-02, 17 Sunset Rd consistent with the accessors map 5502C and have the public hearing 7/11/2022.
 - VOTE: Aye – 5; Nay – 0; Abstain – 0
- Discussion (presented by Engineer J.Giordano): 2022 Affordable Housing Plan recommendations for Zoning review specifically focusing on detached accessory apartments. The currently Easton Affordable Housing Plan, adopted 6/22/22, made recommendations for zoning regulation amendments to try to increase affordable housing in town. Giordano reviewed report with Commission. K.Velky to distribute document to Commission electronically. Topic will remain on agenda for future meetings and further discussions.

Zoning Enforcement Report

ZEO Report Memorandum dated 6/24/2022 presented by Mark DeLieto (ZEO).

Review and Approval of Minutes

Minutes of Easton Planning and Zoning Commission Meeting 6/13/2022.

- MOTION – Commissioner Maquat motioned to accept (seconded Commissioner Sternberg) - approved the minutes as presented.
- Vote: Aye – 5; Nay – 0; Abstain – 0

Unfinished Business

- Subdivision Regulations to be reviewed by Legal. Action: J.Giordano to follow up with Legal.
- Plan Review for Land Records Filing – J.Giordano tabled discussion to next regular meeting.
- Discussion (possible Public Hearing scheduled for 7/11/2022)
 - Proposed Zoning Regulation Amendments:
 - Section 1500 Enforcement - Temporary Moratorium on Cannabis Establishment
 - Section 3300 Permitted Accessory Uses – 3350 Home-Based Business
 - Section 3400 Permitted Accessory Structures - 3440 Agriculture
 - Section 8300 Site Plan Application – 8370 Following Approval
 - **Resident Chuck Welch was in attendance.** (1:00:38 recording time location).

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- AG Commission will be holding a special meeting regarding this proposed amendment within the next week or two before public hearing, J. Giordano will attend the AG meeting.
- Section 3500 Area and Dimensional Standards – 3550 Coverage
 - Section 2200 Definitions
 - Section 3600 Dimensional Exceptions – Other Dimensional Exceptions
 - Section 7100 Non-Conforming Conditions – 7120 Non-Conforming Lots
- Section 6300 Exterior Lighting – 6320 Applicability
- Section 6400 Landscaping – 6420 Applicability
- Section 6500 Stormwater Management – 6520 Applicability / 6530 Requirement
- Section 7100 Non-Conforming Conditions – 7110 Purpose and Intent
- Section 7100 Non-Conforming Conditions – 7120 Non-Conforming Lots
 - Commissioner Foley, in Commissioner Gamins absence, read his emailed comments to Commission.

Announcements/Correspondence

Chairman Martin announced next P&Z regular meeting for 9/12/22 following the 7/11/22 public hearing meetings.

Chairman, Raymond Martin, adjourned the Regular Meeting at 8:42 pm.

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.