

**SPECIAL MEETING (IN-PERSON & VIA ZOOM) MINUTES OF AUGUST 8, 2022
FOR THE EASTON PLANNING AND ZONING COMMISSION**

Regular Members present: Raymond Martin, Robert Maquat, John Foley
Regular Members absent: Ross Ogden, Alison Sternberg,
Alternate Member absent: Jay Habansky, Lou DiPietro, Raymond Ganim
Town staff present: Justin Giorlando (Land Use Director)
Location: Easton Town Hall, Conference Room A & ZOOM meeting room

Chairman, Raymond Martin, called the Special Meeting to order at 7:16 pm.

Public Hearing

SP-22-02, Special Permit Application: Flag Lot, 17 Sunset Road, Submitted by Roberta Cable. The applicant is seeking special permit approval for an interior lot 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. This approval is required for the first-cut division of property.

- Applicant submitted request to extend public hearing by 14 days; Chairman Martin extended the public hearing an additional 14 days; the public hearing will be open at the next regularly scheduled meeting of the Commission on August 22, 2022 at 7:00 pm in the Easton Town Hall, Conference Room A & Zoom meeting room.
- One resident was in attendance but made no comment regarding the application

New Business

- Review draft of updated Special Permit Application Packet
 - Land Use Director reviewed proposed changes to the commissioners; item was tabled to allow all commissioners time to review and comments on the revised packet

Zoning Enforcement Report

- Review of Zoning Enforcement Report through 8/5/2022

Review and Approval of Minutes

Minutes of Easton Planning and Zoning Commission Meeting 7/11/2022

- MOTION (Comm'r Maquat / Second Comm'r Foley): Approve the minutes as presented.
- Vote: Aye – 3; Nay – 0; Abstain – 0

Unfinished Business

- Subdivision Regulations - under review by Legal
 - Continue waiting for the Legal Review Letter; additionally, waiting for DPW comments
- Plan Review for Land Records Filing
 - Land Use Director provided comparison table of Land Use Fees for Easton and neighboring towns; reviewed proposed changes to Easton's Land Use Fees; item was tabled to allow all commissioners time to review and comments
- 2022 Affordable Housing Plan recommendations for Zoning review
 - Chairman Martin recommended a more focused review of the recommendations to more manageable items such as affordable detached accessory apartments and farm housing; additionally, he recommended working more closely with BoS on any proposed changes

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Announcements/Correspondence

- Notification of Text Amendment to Trumbull Zoning Regulations

Close of Meeting

- MOTION (Comm'r Foley / Second Comm'r Maquat): Adjourn the meeting at 8:51 pm.
 - o Vote: Aye – 3; Nay – 0; Abstain – 0

Karen Velky
Recording Secretary

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.