

**SPECIAL MEETING (IN-PERSON & VIA ZOOM)
MINUTES OF MARCH 13, 2023
FOR THE EASTON PLANNING AND ZONING COMMISSION**

Regular Members present: Raymond Martin, Robert Maquat, Alison Sternberg, John Foley, Nicholas D'Addario
Alternate Members present: Lou DiPietro
Alternate Members absent: Raymond Ganim, Jay Habansky
Town staff present: Justin Giorlando (Land Use Consultant), Karen Velky (P&Z Clerk), Ed Nagy (DPW)
Location: Easton Public Library, Community Room

Raymond Martin, Chairman, called the Meeting to order at 6:47 pm.

New Business

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.

- In attendance: Robert Letskus, Refined Living LLC. (owner/applicant)
- **MOTION** (Comm'r Maquat/2nd Chairman Martin): Motion to approve SD-23-01, Re-subdivision application, subject to the following (with a revision of Driveway Profile Map revision date of 02/23/2023):
 - Town of Easton Departmental comments:
 1. Local Traffic Authority - January 11, 2023, submitted by Chief Richard Doyle
 2. Aspetuck Health District - January 11, 2023, submitted by Mark Cooper, MPH, RS
 3. Office of the Fire Marshall - January 23, 2023, submitted by Peter Neary
 4. Inland Wetland Agency - February 6, 2023, submitted by Dori Wollen, Chair
 5. Department of Public Works - February 23, 2023, submitted by Bruce Bombero Sr., PE, LS
 - Draft Driveway and Utility Easement/Maintenance Agreement - Submitted January 6, 2023, by Robert Letskus, Refined Living, LLC.
 - Cost Estimate for Bond Calculation - Submitted January 5, 2023, by Robert Letskus, Refined Living, LLC
 - Drainage Analysis for Proposed Improvements - Dean Martin, P.E., Grumman Engineering, 6/14/2022
 - Drainage Analysis for Off-Site Runoff - Dean Martin, P.E., Grumman Engineering, 1/5/2023
 - Re-Subdivision Map - Attila Bereczky, L.S., DiMarzo & Bereczky, 1/5/2023, rev. 2/10/2023
 - Property & Topo. Survey - Attila Bereczky, L.S., DiMarzo & Bereczky, 4/21/2022
 - Site Development Plan - Dean Martin, P.E., Grumman Engineering, 6/9/2022, rev. 2/20/2023
 - Sediment & Erosion Controls Plan - Dean Martin, P.E., Grumman Engineering, 4/26/2022, rev. 1/30/2023
 - Landscape Plan - Grumman Engineering, 4/26/2022, rev. 2/13/2023
 - Driveway Profile - Dean Martin, P.E., Grumman Engineering, 4/26/2022, rev. 2/13/2022
 - Common Driveway Cross Sections - Dean Martin, P.E., Grumman Engineering,

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- Details & Notes (pg 6 of 7) - Dean Martin, P.E., Grumman Engineering, 6/9/2022, rev. 8/12/2022
- Details & Notes (pg 7 of 7) - Dean Martin, P.E., Grumman Engineering, 1/30/2023, rev. 2/20/2023
- Drainage Area Map - Dean Martin, P.E., Grumman Engineering, 1/5/2023
- The Concrete Headwall inlet shall be an “improved bevel-edged inlet” to reduce inlet control loss.
- Provide a final “Common Ownership Driveway and Utility Easements and Maintenance Agreement” for review and approval by the Commission prior to filing on the land records. Such agreement shall ensure the driveway is properly maintained at all times for emergency services, including a plan for snow maintenance during inclement weather.
- **VOTE:** Aye – 5; Nay – 0; Abstain – 0

Unfinished 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.

- In attendance: Cleber Ramos (owner/applicant)
- **MOTION** (Comm’r Maquat/2nd Comm’r D’Addario): Motion to approve SP-22-03 subject to:
 - Commission acknowledging the applicant has satisfied the Special Permit Criteria items 1-11, referenced in the content of memo dated 03/13/2023 from Land Use Director J. Giorlando.
 - Also subject to a Proposed Site Survey of which the layout of the proposed activity shall be on the copy of survey plan submitted 10/28/2022 by Cleber Ramos revised 01/03/2023.
 - Wetlands permit in a memo 3/6/2023.
- **VOTE:** Aye – 5; Nay – 0; Abstain – 0

Review and Approval of Minutes

Minutes of Easton Planning and Zoning Commission Meeting 02/27/2023.

- **MOTION** (Comm’r Sternberg/2nd Comm’r D’Addario): Approval of minutes.
- **VOTE:** Aye – 4; Nay – 0; Abstain – 1

Commission Appointment (21:00)

Presentation re: “Work, Live, Ride Act” Proposed State Bill

- Tucker Salls, Legislative Director, Desegregate CT.
- **MOTION** (Comm’r Maquat/2nd Comm’r Foley): Add to agenda to allow in-person public comment under this agenda item.
 - **VOTE:** Aye – 5; Nay – 0; Abstain – 0
- 13 residents provided comment.

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Planning & Public Informational Meeting

Presentation re: Easton P&Z Planning Meeting by Land Use Director, Justin Giorlando

- Board/Commission/Department Comment Received: Mark Cooper, Director - Aspetuck Health District; Dori Wollen, Chair – Inland Wetlands; Victor Alfandre – Agricultural Commission; Kristi Sogofsky – Board of Selectman
- 13 residents provided public comment.

Close of Meeting

- **MOTION** (Comm'r Maquat/2nd Comm'r D'Addario): Adjourn the meeting at 10:10 pm.
- **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.