

**THE EASTON PLANNING AND ZONING COMMISSION REGULAR MEETING, (IN-PERSON) AGENDA**  
**CONFERENCE ROOM A, EASTON TOWN HALL, 225 CENTER ROAD, EASTON, CT**  
**MONDAY, FEBRUARY 28, 2022 AT 7:00PM**

**Call to Order**

- |  |   |
|--|---|
| <input type="checkbox"/> Chairman – Raymond Martin     | <input type="checkbox"/> Alternate Member – Jay Habansky      |
| <input type="checkbox"/> Vice Chairman – Robert Maquat | <input type="checkbox"/> Alternate Member – Raymond Ganim     |
| <input type="checkbox"/> Secretary – Ross Ogden        | <input type="checkbox"/> Alternate Member – Lou DiPietro      |
| <input type="checkbox"/> Member – Alison Sternberg     | <input type="checkbox"/> Land Use Director – Justin Giorlando |
| <input type="checkbox"/> Member – John Foley           | <input type="checkbox"/> Land Use Assistant – Margaret Anania |

**PUBLIC HEARING:**

**SP-21-03, Special Permit Application, Submitted on behalf of James and Sandra K. Wright, 467 Judd Road, Easton,** by Freedom Forever, LLC, to install ground-mounted solar, as depicted on Site Location Maps submitted by Freedom Forever, LLC and on a Limited Property Boundary Survey, Prepared for James Wright, 467 Judd Road, prepared by Jason Edwards, L.S., J. Edwards & Associates, LLC, Engineering and Surveying, dated December 12, 2021.

**Public comment may be made**

**New Business**

- Statement by Chairman Martin

**Zoning Enforcement Report**

- Zoning Violation - 120 Maple Road – Section 3310, Parking, Commercial Vehicles
- Zoning Violation - 740 Stepney Rd/15 Hayes St - Section 3310, recreational vehicle storage
- Zoning violation – 570 Morehouse Road – Section 3310, Parking, Commercial Vehicles & Section 7300, Earthwork Operations. 2<sup>nd</sup> Notice of Zoning Violation sent 8/13/21.
- Zoning violation – 1074 Black Rock Road – Section 7300, Earthwork Operations
- Possible Zoning Violation – 504 Judd Road – Section 3310, Parking, Commercial Vehicles

**Review and Approval of Minutes**

- Minutes of Regular Meeting December 13, 2021, Easton Planning and Zoning Commission
- Minutes of Regular Meeting February 14, 2022, Easton Planning and Zoning Commission

**Unfinished Business**

- Discussion/Possible Action – Zoning Regulation Amendment – Temporary Moratorium on Cannabis Establishments
- Discussion/Possible Action – Petition for Changes and Additions to the Easton Zoning Regulations submitted by neighbors of 59 Tranquility Drive.
- Discussion only - *GIS Project* – Create GIS portal for Agri-Tourism
- Discussion only - Subdivision Regulations to be reviewed by Legal

**Announcements/Correspondence**

**No public comment may be made at a regular/special meeting unless noted**



INSTR # M2022000134  
DATE FILED 02/24/2022 04:02:08 PM  
CHRISTINE HALLORAN  
TOWN CLERK EASTON CT