

EASTON PLANNING & ZONING COMMISSION REGULAR MEETING, (IN-PERSON & VIA ZOOM) AGENDA
CONFERENCE ROOM A, EASTON TOWN HALL, 225 CENTER ROAD, EASTON, CT

MONDAY, JANUARY 9, 2023 AT 7:00PM

Join Zoom Meeting

<https://us02web.zoom.us/j/86035906318?pwd=blJ4QXlrcEkwYWYyc2dKS1owRDRjZz09>

Meeting ID: 860 3590 6318

Passcode: 06612

Dial in: +1 646 558 8656

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"/> Zoning Enforcement Officer – Mark DeLieto |
| | <input type="checkbox"/> P&Z Assistant – Karen Velky |

Public Hearing

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.

- **Public Comment may be made for this agenda item**

New Business

- Discussion / Possible Action (*Public Hearing must be Closed*) – SP-22-03, Special Permit Application: Major Home-Based Business, 1080 Black Rock Turnpike, Submitted by Cleber Ramos.
- Discussion / Possible Action – Acceptance of Resubdivision Application #SD-22-01: 3-Lot Resubdivision of property located at 36 Far Horizons Drive, submitted by Robert Letskus, Refined Living LLC
- Discussion / Possible Action – Aspetuck Land Trust letter re: Gilberties Farm and Thayers
- Discussion / Possible Action – Scheduling of a Public Information Session re: Discussion of planning strategies and implementation of the POCD
 - **Public Comment may be made for this agenda item**
- Discussion / Possible Action – Revisions to the P&Z Regular Meeting Calendar
- Discussion / Possible Action – Letter of Support request for Taylor Acres re: DoAg Climate Smart Agricultural Grant

Zoning Enforcement Report (Mark DeLieto)

Zoning Enforcement Updates

Review and Approval of Minutes

Minutes of Easton Planning and Zoning Commission Meeting 12/12/2022

Unfinished Business

- Discussion / Possible Action – Subdivision Regulations – PWD Comments
- Discussion / Possible Action – Affordable Housing

Announcements/Correspondence

- Fee ordinance effective January 15, 2023
- Zoning Permit Revisions

INSR # M2023000011 VOL 2024P# 804 RECD 01/06/2023 01:01:39 PM
DEBORAH SZEGEDI TOWN CLERK EASTON CT