

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

MONDAY, FEBRUARY 27, 2023 AT 7:00PM

For the convenience of the public, the meeting will be broadcast live via Zoom at:
<https://us02web.zoom.us/j/88007099206?pwd=bElKaHhMkVKeVZBWjdNWxzZzZDJTdz09>

Meeting ID: 880 0709 9206 ; Passcode: 352285 ; Dial in: +1 646 558 8656

The in-person meeting will not be cancelled due to any technical difficulties with the Zoom broadcast

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 – Alison Sternberg | <input type="checkbox"/> Alternate Member – Lou DiPietro |
| <input type="checkbox"/> Member – John Foley | <input type="checkbox"/> Land Use Director – Justin Giorlando |
| <input type="checkbox"/> Member – Nicolas D’Addario | <input type="checkbox"/> Zoning Enforcement Officer – Mark DeLieto |
| | <input type="checkbox"/> Land Use Clerk – Karen Velky |

Public Hearing (continued)

- **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.**

New Business

- Discussion/Possible Action: **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) of the Easton Zoning Regulations.
 - Hearing closed. No public comment. Adjudication extended for Inland Wetland Agency report.
- Discussion/Possible Action: **SP-23-01, Special Permit Application: Modification of existing SP-02-07, 915 Black Rock Turnpike, submitted by CT Golf Club.** The applicant is seeking an amended special permit approval for Private Recreation Facility (3250.4) of the Easton Zoning Regulations to include the addition of a cart barn.

Zoning Enforcement Report (Mark DeLieto)

Zoning Enforcement Updates

Review and Approval of Minutes

Discussion/Possible Action: Minutes of Easton Planning and Zoning Commission Meeting 02/13/2023.

Unfinished Business

- Discussion/Possible Action: Update to Subdivision Regulations
- Discussion/Possible Action: Affordable Housing – Will be discussed at 3/13/2023 P&Z Planning Meeting.
- Discussion/Possible Action: 3/13/2023 P&Z to hold Public Informational Meeting to discuss planning strategies and implementation of the POCD.

Announcements/Correspondence

