

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

MONDAY, June 27, 2022 AT 7:00PM

Join Zoom Meeting

https://us02web.zoom.us/j/81971284784?pwd=vxLN_CTNNC1CsYXNJTk4QbAvfKsClK.1

Meeting ID: 819 7128 4784

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/Land Use Assistant – Karen Velky |

Public Hearing

- **SP-22-01, Special Permit Application, Submitted on behalf of Daniel Whalen, Easton Veterinary 796 Sport Hill Road, Easton** by Mauro Builders LLC., for the addition of a larger reception area with one additional exam room and a front porch as depicted on an Improvement Location Survey, prepared for Daniel Whalen, 796 Sport Hill Road, and prepared by Land Surveying Services, LLC, last revised 10/05/21. A copy of the application is on file in the office of the Easton Town Clerk and on the Easton Town, website attached to the legal notice posted by Planning and Zoning.
 - Public comment may be made.

New Business

- **Discussion / Possible Action – Acceptance of 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 fist-cut division of property.
- Discussion only: 2022 Affordable Housing Plan recommendations for Zoning review

Zoning Enforcement Report (Mark DeLieto)

- Review of Zoning Enforcement Report through June 24, 2022
- Other potential Zoning Enforcement Issues

Review and Approval of Minutes

Minutes of Regular Meeting 6/13/2022, Easton Planning and Zoning Commission

Unfinished Business

- Discussion only - Subdivision Regulations to be reviewed by Legal
- Discussion/Possible Action – Plan Review for Land Records Filing

INSTR # M2022000437
RECD 06/22/2022 02:12:34 PM
DEBORAH SZEGEDI TOWN CLERK EASTON CT

EASTON PLANNING & ZONING COMMISSION SPECIAL MEETING, (IN-PERSON & VIA ZOOM) AGENDA
(continued)

- Discussion/Possible Action (Public Hearing scheduled for 7/11/2022)
 - Proposed Zoning Regulation Amendments:
 - Section 1500 Enforcement - Temporary Moratorium on Cannabis Establishment
 - Section 3300 Permitted Accessory Uses – 3350 Home-Based Business
 - Section 3400 Permitted Accessory Structures - 3440 Agriculture
 - Section 8300 Site Plan Application – 8370 Following Approval
 - Section 3500 Area and Dimensional Standards – 3550 Coverage
 - Section 2200 Definitions
 - Section 3600 Dimensional Exceptions – Other Dimensional Exceptions
 - Section 7100 Non-Conforming Conditions – 7120 Non-Conforming Lots
 - Section 6300 Exterior Lighting – 6320 Applicability
 - Section 6400 Landscaping – 6420 Applicability
 - Section 6500 Stormwater Management – 6520 Applicability / 6530 Requirement
 - Section 7100 Non-Conforming Conditions – 7110 Purpose and Intent
 - Section 7100 Non-Conforming Conditions – 7120 Non-Conforming Lots

Announcements/Correspondence

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