

**EASTON PLANNING & ZONING COMMISSION REGULAR MEETING, (IN-PERSON & VIA ZOOM) AGENDA**  
**CONFERENCE ROOM A, EASTON TOWN HALL, 225 CENTER ROAD, EASTON, CT**  
**MONDAY, SEPTEMBER 12, 2022 AT 7:00PM**

Join Zoom Meeting

<https://us02web.zoom.us/j/85828538927?pwd=N3BqR1JJY2kzei90b1NsUFh1TUFOU09>

Meeting ID: 858 2853 8927

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               |

**New Business**

**Zoning Enforcement Report (Mark DeLieto)**

Review of Zoning Enforcement Report through 9/9/2022

**Review and Approval of Minutes**

Minutes of Easton Planning and Zoning Commission Meeting 8/22/2022

**Unfinished Business**

**Review of amendments to the Easton Zoning Regulations:**

- 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
- Discussion / Possible Action - Subdivision Regulations - under review by Legal
- Discussion / Possible Action - Plan Review for Land Records Filing
- Discussion / Possible Action – Special Permit Application revision
- Discussion / Possible Action – Affordable Housing

**Announcements/Correspondence**

- State of CT Land Use Training Guidelines

INSTN # N2022000587  
RECD 09/12/2022 11:06:12 AM  
DEBORAH SZEGEDI TOWN CLERK EASTON CT

**EASTON PLANNING & ZONING COMMISSION REGULAR MEETING, (IN-PERSON & VIA ZOOM) AGENDA**  
**CONFERENCE ROOM A, EASTON TOWN HALL, 225 CENTER ROAD, EASTON, CT**  
**MONDAY, SEPTEMBER 12, 2022 AT 7:00PM**

**Executive Session (no public attendance)**

- Human Resource Discussion

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