

**EASTON PLANNING & ZONING COMMISSION REGULAR MEETING, (IN-PERSON & VIA ZOOM) AGENDA**  
**CONFERENCE ROOM A, EASTON TOWN HALL, 225 CENTER ROAD, EASTON, CT**  
**MONDAY, JANUARY 23, 2023 AT 7:00PM**

Join Zoom Meeting

<https://us02web.zoom.us/j/81739294740?pwd=Q0l4VGVhaW5YQXp6eXBrK2RTOEJOZz09>

Meeting ID: 817 3929 4740

Passcode: 799213

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.

- Resume public hearing started 01/09/2023.
- Public Comment may be made for this agenda item

**SD-22-01, Re-subdivision Application: 3-Lot Re-subdivision of property located at 36 Far Horizons Drive, submitted by Robert Letskus, Refined Living LLC.**

- Public Comment may be made for this agenda item

**New Business**

**Zoning Enforcement Report (Mark DeLieto)**

Zoning Enforcement Updates

**Review and Approval of Minutes**

Minutes of Easton Planning and Zoning Commission Meeting 01/09/2023

**Unfinished Business**

- Discussion / Possible Action – Subdivision Regulations – PWD Comments
- Discussion / Possible Action – Affordable Housing
- Discussion / Possible Action – Scheduling of a Public Information Session re: Discussion of planning strategies and implementation of the POCD

**Announcements/Correspondence**

- Land Use Training – Fees Paid

