

EASTON PLANNING & ZONING COMMISSION REGULAR MEETING, (IN-PERSON & VIA ZOOM) AGENDA
CONFERENCE ROOM A, EASTON TOWN HALL, 225 CENTER ROAD, EASTON, CT
MONDAY, OCTOBER 24, 2022 AT 7:00PM

Join Zoom Meeting
<https://us02web.zoom.us/j/81324582284?pwd=Y3pDdldNQUhNb2dYNFBRMUpSaC9ldz09>

Meeting ID: 813 2458 2284

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

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.

- o Public comment may be made.

Zoning Enforcement Report (Mark DeLieto)

Review of Zoning Enforcement Report through 10/21/2022

Review and Approval of Minutes

Minutes of Easton Planning and Zoning Commission Meeting 10/03/2022

Unfinished Business

- **Discussion / Possible Action – Amendments to the Easton Zoning Regulations**
 - o **Revision - Section 3400 Permitted Accessory Structures - 3440 Agriculture**
 - Section 8300 Site Plan Application – 8370 Following Approval
 - o **Revision – Section 6300 Exterior Lighting – 6320 Applicability**
 - o **Section 6400 Landscaping – 6420 Applicability**
 - o **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 – Affordable Housing
 - o Deeded property expired 08/30/2022 – 130 Banks Rd

Announcements/Correspondence

- Legal Notice – Low Income Limits/Fair Market Rent
- 300-KW Fuel Cell at Yale New Haven Park Avenue Medical Center in Trumbull

INSIR # H2022000664 RECD 10/19/2022 11:52:53 AM
DEBORAH SZEGEDI TOWN CLERK EASTON CT