

**EASTON PLANNING & ZONING COMMISSION REGULAR MEETING, (IN-PERSON & VIA ZOOM) AGENDA**  
**CONFERENCE ROOM A, EASTON TOWN HALL, 225 CENTER ROAD, EASTON, CT**  
**MONDAY, November 14, 2022 AT 7:00PM**

Join Zoom Meeting  
<https://us02web.zoom.us/j/81029415674?pwd=MjNldStGStHlVW9mK1FyMFBhOFI0dz09>  
Meeting ID: 810 2941 5674  
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)**

Zoning Enforcement Updates

**Review and Approval of Minutes**

Minutes of Easton Planning and Zoning Commission Meeting 10/24/2022

**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 **Revision - Section 6400 Landscaping – 6420 Applicability**
  - o **Revision - Section 7100 Non-Conforming Conditions – 7120 Non-Conforming Lots**
    - Letter from Assessor in favor of revision.
- Discussion / Possible Action – Subdivision Regulations – under review by Legal
  - Waiting for DPW
- Discussion / Possible Action – Affordable Housing

**Announcements/Correspondence**

- 2023 Meeting Calendar



INSTR # M2022000719  
DATE FILED 11/10/2022 11:21:28 AM  
DEBORAH SZEGEDI  
TOWN CLERK EASTON CT