

EASTON PLANNING & ZONING COMMISSION REGULAR MEETING, (IN-PERSON & VIA ZOOM) AGENDA
CONFERENCE ROOM A, EASTON TOWN HALL, 225 CENTER ROAD, EASTON, CT
MONDAY, FEBRUARY 13, 2023 AT 7:00PM

Join Zoom Meeting

<https://us02web.zoom.us/j/86038200013?pwd=MC9CUDNjN1I2cmU1amQ3dWdDSDVQUT09>

Meeting ID: 860 3820 0013

Passcode: 701286

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 – <i>empty</i> | <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"/> Member – Nicolas D’Addario | <input type="checkbox"/> P&Z Assistant – Karen Velky |

Public Hearing

SD-23-01, Re-subdivision Application: 3-Lot Re-subdivision of property located at 36 Far Horizons Drive, submitted by Robert Letskus, Refined Living LLC.

- Resume public hearing.
- Public Comment may be made for this agenda item
- Action items from 1/23/2023 meeting status:
 1. R. Letskus will mark trees and stake open space for Ed Nagy. **COMPLETE:** per R. Letskus.
 2. Conservation Commission to provide Wetlands report prior to next P&Z Commission meeting. **RECEIVED:** 02/6/2023 from Dori Wollen.
 3. Chairman Martin advised the Applicant, R. Letskus, to ensure nothing is stored in the open space area.
 4. D. Martin, Grumman Engineering, to provide revisions to plans. **RECEIVED** by DPW 1/31/2023. B. Bombero submitted updated comments 2/8/23.

New Business

- Discussion/Possible Action: **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.
 - No public comments.
 - Action items from 1/23/2023 meeting status:
 1. C. Ramos to go to Conservation with application for rain garden. **RECEIVED:** by Conservation 1/30/2023.
- Discussion/Possible Action: **SP-23-01, Special Permit Application: Modification of existing SP-02-07, 915 Black Rock Turnpike, submitted by CT Golf Club.** The applicant is seeking an amended special permit approval for Private Recreation Facility (3250.4) of the Easton Zoning Regulations to include the addition of a cart barn.



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Zoning Enforcement Report (Mark DeLieto)

Zoning Enforcement Updates

Review and Approval of Minutes

Discussion/Possible Action: Minutes of Easton Planning and Zoning Commission Meeting 01/23/2023

Unfinished Business

- Discussion/Possible Action: Update to Subdivision Regulations
- Discussion/Possible Action: Affordable Housing – Will be discussed at 3/13/2023 P&Z Planning Meeting.
- Discussion/Possible Action: 3/13/2023 P&Z to hold Public Informational Meeting to discuss planning strategies and implementation of the POCD.
 - Action items from 1/23/2023 meeting status:
 - J. Giorlando to draft a small presentation and agenda for 03/13/2023. **COMPLETE:** 2/2/2023
 - K. Velky to send out copy of POCD to Commissioners. **DISTRIBUTED:** 2/1/2023
 - Send Memo to groups named in POCD for comments. **COMPLETE:** sent email 2/8/2023
- Discussion/Possible Action: Update to P&Z Regular Meeting Schedule
- Discussion/Possible Action: Appointment of new Secretary

Announcements/Correspondence

- Updated P&Z Commission Members List