

EASTON PLANNING & ZONING COMMISSION SPECIAL MEETING, (IN-PERSON & VIA ZOOM) AGENDA
COMMUNITY ROOM, EASTON PUBLIC LIBRARY, 691 MOREHOUSE ROAD, EASTON, CT
MONDAY, JULY 11, 2022 AT 7:00PM

Join Zoom Meeting

<https://us02web.zoom.us/j/82210485467?pwd=d1QxYnRUb1d1V1RGSjIBNl00ajhYZz09>

Meeting ID: 822 1048 5467

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 |

Public Hearing (TO BE POSTPONED TO A LATER DATE)

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

Public Hearing

SP-22-02, Special Permit Application: Flag Lot, 17 Sunset Road, Submitted by Roberta Cable.

The applicant is seeking special permit approval for an interior lot served by an access and utility easement to Sunset Road as depicted on the submitted map in accordance with Section 5400.2 – FLAG LOTS / INTERIOR LOTS of the Easton Zoning Regulations. This approval is required for the fist-cut division of property.

- **Public comment may be made.**

New Business

- Discussion / Possible Action – SP-22-02, Special Permit Application: Flag Lot, 17 Sunset Road, Submitted by Roberta Cable
- Discussion / Possible Action – Reschedule Public Hearing: Amendments to the Easton Zoning Regulations
- Discussion / Possible Action - Revised Planning and Zoning Commission Calendar

INSTR # M2022000468 RECD 07/08/2022 12:55:07 PM
DEBORAH SZEGEDI TOWN CLERK EASTON CT

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COMMUNITY ROOM, EASTON PUBLIC LIBRARY, 691 MOREHOUSE ROAD, EASTON, CT
MONDAY, JUNE 27, 2022 AT 7:00PM

Zoning Enforcement Report (Mark DeLieto)

- Review of Zoning Enforcement Report – **No update**

Review and Approval of Minutes

- Discussion / Possible Action - Minutes of Regular Meeting 6/27/2022, Easton Planning and Zoning Commission

Unfinished Business

- Discussion / Possible Action - Subdivision Regulations - under review by Legal
- Discussion / Possible Action - Plan Review for Land Records Filing
- Discussion / Possible Action - 2022 Affordable Housing Plan recommendations for Zoning review

Announcements/Correspondence

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