



May 10, 2021

Mr. Robert Maquat, Chairman
Planning and Zoning Commission
Town of Easton
Easton Town Hall
225 Center Road
Easton, Connecticut 06612

Re: **Zoning Text Amendments – Sections 3310, 3250, 5340 and others**

Dear Mr. Maquat:

We are in receipt of the above referenced referral dated April 28, 2021.

The Connecticut Metropolitan Council of Governments has reviewed the zoning text amendments proposed by the Easton Planning and Zoning Commission. According to the proposed changes, the town is seeking to amend various sections of the zoning regulations. Specifically, amendments will change Sections 3310 – “Parking- Commercial Vehicle Storage”, 3250 & 5340 – “Managed Residential Home (New Use and Structure)”, 3410 – “Permitted Accessory Structures”, 3430 – “Recreational Structures”, and 5220 – “Accessory Apartment Standards”.

These zoning text amendments across all sections provide added specificity and includes prescriptive guidelines for all sections mentioned above. The purpose of each amendment provides comprehensive updates that address new residential districts for zoning uses that were previously not introduced within Easton’s regulations. Additionally, each update prescribes specific standards and guidelines by granting the planning commission and town zoning staff the authority to establish decisions for special permits and zoning permits pertaining to a variety of structures, and land use areas.

Based on our review of the zoning referrals, we have determined that the amendments to the Town of Easton’s Zoning Regulations **are not** regionally significant.

If you have any questions, please do not hesitate to contact me at 203-366-5405.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Fulda".

Matt Fulda

Executive Director

cc: Ms. Margaret Anania, Planning & Zoning Clerk, Town of Easton