



INSTR # M2023000455

DATE FILED 07/24/2023 12:20:55 PM

DEBORAH SZEGEDI

TOWN CLERK

EASTON CT

EASTON ZONING BOARD OF APPEALS
225 Center Road - Easton, Connecticut 06612

**MINUTES OF JULY 11, 2023 REGULAR IN-PERSON MEETING OF THE
EASTON ZONING BOARD OF APPEALS MEETING**

Regular Members present: Thomas Dollard, Victor George, Elisabeth (Lisa) Burns,
James Wright, Stephanie Christie

Alternate Member absent: Charles Lynch, Scott Charmoy, Davis Owen

Town staff present: Karen Velky (ZBA Clerk), Mark DeLieto (ZEO/WEO)

Location: Conference Room A, Easton Town Hall @ 5:30pm

Thomas Dollard, Chairman, called the Meeting to order at 5:40 pm.

PUBLIC HEARING

ZBA-23-03: 422 Sport Hill Rd, submitted by S. Montgomery @ 25 Old Oak Rd -
Appeal Application for issuance of Certificate of Zoning Compliance (CZC) on
02/17/2023 by Zoning Enforcement Officer based on conditions not met.

- Applicant S. Montgomery in attendance and provided overview of application and corresponding documents which included:
 - Complete application submitted 5/17/23.
 - Narrative provided by S. Montgomery.
 - Photos of various file notices, file applications, property structures, etc.
- **Public Hearing closed.**
 1. **MOTION:** (BM Burns/2nd BM Wright) Motion to approve ZBA-23-03 subsequently revoking the Certificate of Zoning Compliance (issued 2/17/2023) due to erroneous issuance as applicant was non-compliant with the condition stated on Zoning Permit Z-20-5377 (dated 3/12/2020).
 - VOTE: Aye – 5; Nay – 0; Abstain – 0
 2. **MOTION:** (BM Burns/2nd BM George) Motion for ZBA to recommend that the Planning & Zoning Commission consider 422 Sport Hill Rd as an operating commercial facility despite documentation stating not to and determine what permits are required to operate such a facility.
 - VOTE: Aye – 5; Nay – 0; Abstain – 0

APPLICATIONS

None

NEW BUSINESS

- Proposed Text Amendment Updates to Zoning / Subdivision Regulations - No update
- ZBA By-Laws - No update

REVIEW AND APPROVE

Minutes of Easton Board of Appeals Meeting 06/06/2023.



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- MOTION: (BM George/BM 2nd Christie): Approve the minutes with adjustments made by Commission.
- Vote: Aye – 5; Nay – 0; Abstain – 0

OLD BUSINESS

- Training – No discussion

ADJOURNMENT

Chairman Dollard: Adjourned the meeting at 6:40 PM.

Submitted by Karen Velky, ZBA Clerk

Note: These minutes, prepared to comply with Section 1-225 of the General Connecticut Statutes, is an approximate record of matters discussed and actions taken by the Commission at the meeting, but has not yet been reviewed by the Commission for accuracy or completeness and is therefore subject to change or correction.