



INSTR # M2023000645

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DEBORAH SZEGEDI

TOWN CLERK

EASTON CT

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

**MINUTES OF NOVEMBER 7, 2023 REGULAR IN-PERSON MEETING OF THE
EASTON ZONING BOARD OF APPEALS MEETING**

Regular Members present: Thomas Dollard, Victor George (late), Elisabeth (Lisa) Burns, James Wright, Stephanie Christie
Alternate Member present: Charles Lynch, Scott Charmoy, Davis Owen
Town staff present: Karen Velky (ZBA Clerk), Mark DeLieto (ZEO/WEO), Justin Giorlando (LU Consultant), Peter Gelderman (Attorney)
Location: Conference Room A, Easton Town Hall @ 5:30pm

Thomas Dollard, Chairman, called the Meeting to order at 5:30 pm. C. Lynch voting in place of V. George.

PUBLIC HEARING

ZBA-23-04: 422 Sport Hill Rd, submitted by S. Montgomery @ 25 Old Oak Rd - Appeal application for 1) issuance of Zoning Permit Z-23-5891 on 09/05/2023 by the P&Z Commission granting minor non-agricultural use for riding lessons, riding camps and horse shows and 2) the Certificate of Zoning Compliance for Zoning Permit Z-20-5377 reissued by the ZEO on 8/25/23.

- Applicant S. Montgomery in attendance and provided overview of application and corresponding documents made part of the record which included:
 - Complete application submitted 9/19/23 and received by ZBA 10/03/23.
 - Narrative provided by S. Montgomery dated 9/19/23.
 - Photos of various file notices, file applications, property structures, etc.
 - DEEP document submitted by S. Montgomery.
 - J. Giorlando – Land Use Consultant provided overview of POCD section 3.4

- Public Comment: Four residents spoke following applicant presentation.

- **Public Hearing closed 6:30pm.**

MOTION: (Burns/2nd Christie) Motion to Grant Appeal of the application for issuance of the Zoning Permit Application Z-23-5891 by the P&Z Commission granting Minor Non-Agricultural Use for riding lessons, riding camp, and horse shows. 1:40:27

1. VOTE: Aye – 2 (Burns/Christie); Nay – 2 (Lynch/Wright); Abstain – 1 (Dollard) **MOTION DENIED**

APPLICATIONS

No new applications submitted



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NEW BUSINESS

Text Amendment Updates to Zoning / Subdivision Regulations

- Members advised of updated regulations

2024 ZBA Meeting Calendar

- **MOTION:** (Dollard/2nd George) Approve presented calendar with change moving 7/2/24 meeting to 7/9/24 due to July 4th holiday.
 - VOTE: Aye – 5; Nay – 0; Abstain – 0 **MOTION CARRIED**

REVIEW AND APPROVE

Minutes of Easton Board of Appeals Meeting 07/11/2023.

- **MOTION:** (Dollard/2nd George): Approve the minutes as presented.
 - VOTE: Aye – 5; Nay – 0; Abstain – 0 **MOTION CARRIED**

OLD BUSINESS

Training

- **DISCUSSION:** Reminder for Board Members to complete training requirements by January 2024.
- **ACTION:** K. Velky to resend email outlining specific trainings to Board.

ADJOURNMENT

Chairman Dollard: Adjourned the meeting at 7:15 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.