

**Easton Planning & Zoning Commission Special Meeting Agenda (In-Person/Zoom)**  
**Easton Library, Community Room 691 Morehouse Road, Easton, Connecticut**  
**Tuesday, November 18, 2025 at 7:00 PM**

For the convenience of the Public, the meeting may be viewed by joining this Zoom Meeting Room

Join Zoom Meeting

<https://us02web.zoom.us/j/86054770418?pwd=mAnrCKz42rDqVS1SXqpokA8gxYbxlc.1>

Meeting ID: 860 5477 0418

Passcode: 009207

\*The in-person meeting will not be cancelled due to any technical difficulties with the Zoom broadcast\*

**Call to Order**

- |  |  |
|--|--|
| <input type="checkbox"/> Vice-Chair – Alison Sternberg | <input type="checkbox"/> Alternate Member – Jay Habansky                 |
| <input type="checkbox"/> Secretary – Raymond Ganim     | <input type="checkbox"/> Alternate Member – Vacant                       |
| <input type="checkbox"/> Member – Jason Klein          | <input type="checkbox"/> Alternate Member – Stacy Varvaro                |
| <input type="checkbox"/> Member – Christian Calemno    | <input type="checkbox"/> Land Use Consultant – Justin Giorlando          |
| <input type="checkbox"/> Member – Lou DiPietro         | <input type="checkbox"/> Zoning Enforcement Officer – Jonathan Rosenthal |
|  | <input type="checkbox"/> P&Z/ZBA Clerk – Leslie Brazier                  |

**Election of Officers**

- ***Discussion and Possible Action:*** Nominations from the Board and election of Officers.

**PUBLIC HEARING**

- **Special Permit Application #SP-25-12:** Section 5200 Accessory Apartment (ADU) located at 10 Wilson Road and submitted by Scott Howes
- **Special Permit Application #SP-25-14:** Section 3240.3 Private School on property owned by CAMILBAK PARTNERS LLC and located at 405 Sport Hill Road
- **Special Permit Application #SP-25-15:** Section 3240 addition at the rear of the Easton Library owned by the Town of Easton and located at 691 Morehouse Road

**Review and Approval of Minutes**

- ***Discussion and Possible Action:*** Planning & Zoning Commission meeting minutes of 10/21/2025

**Zoning Enforcement Report**

- Jonathan Rosenthal, ZEO to provide report

**Unfinished Business**

- ***Discussion and Possible Action:*** Review of draft “Local Historic Structures” Zoning Incentive Regulation
- ***Discussion and Possible Action:*** Update on the RFQ for **Subdivision Application #SD-25-02:** Creation of 26 Lots for property owned by SILVER SPORT ASSOCIATES LIMITED PARTNERSHIP at three contiguous parcels being 897 Sport Hill Road, 48 Cedar Hill Road, and third parcel being tax map/block/lot #3774B/3773B/7

**New Business**

- ***Discussion and Possible Action:*** Special Permit Application **#SP-25-12:** Section 5200 Accessory Apartment (ADU) located at 10 Wilson Road and submitted by Scott Howes

INST # M2025000638  
DATE FILED 11/13/2025 04:27:28 PM  
DEBORAH SZEREDI TOWN CLERK EASTON CT

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- ***Discussion and Possible Action: Special Permit Application #SP-25-14: Section 3240.3*** Private School on property owned by CAMILBAK PARTNERS LLC and located at 405 Sport Hill Road
- ***Discussion and Possible Action: Special Permit Application #SP-25-15: Section 3240*** addition at the rear of the Easton Library owned by the Town of Easton and located at 691 Morehouse Road
- ***Discussion and Possible Action:*** Consider and approve the Planning and Zoning Meeting Calendar for 2026

**Announcements & Correspondence**

- Land Use Director Justin Giorlando has tendered his resignation effective November 26, 2025
- Planning and Zoning Clerk Leslie Brazier has tendered her resignation effective December 2, 2025

**The following applications have been received:**

- Special Permit Application #SP-25-13: Section 5900 Conservation Development for property owned by SILVER SPORT ASSOCIATES LIMITED PARTNERSHIP at three contiguous parcels being 897 Sport Hill Road, 48 Cedar Hill Road, and third parcel being tax map/block/lot #3774B/3773B/7; Public Hearing TBD
- Subdivision Application #SD-25-02: Creation of 26 Lots for property owned by SILVER SPORT ASSOCIATES LIMITED PARTNERSHIP at three contiguous parcels being 897 Sport Hill Road, 48 Cedar Hill Road, and third parcel being tax map/block/lot #3774B/3773B/7; Public Hearing TBD

**Adjournment**