

Easton Planning and Zoning Commission Revised Special Meeting Agenda (In-Person/Zoom)

SAMUEL STAPLES ELEMENTARY SCHOOL cafetorium, 515 Morehouse Road, Easton,

Connecticut

Tuesday January 6, 2026 at 7 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/88224619716?pwd=qZtBueSFBprTNnemhH091h8aSjxQej.1>

Meeting ID: 882 2461 9716

Passcode: 342973

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

Call to Order

- | | |
|--|---|
| <input type="checkbox"/> Chair – Raymond Ganim | <input type="checkbox"/> Alternate Member – Jay Habansky |
| <input type="checkbox"/> Vice-Chair – Alison Sternberg | <input type="checkbox"/> Alternate Member – |
| <input type="checkbox"/> Secretary – Lou DiPietro | <input type="checkbox"/> Alternate Member – Steve Waugh |
| <input type="checkbox"/> Member – Jason Klein | <input type="checkbox"/> Interim Land Use Clerk - Jeff Borofsky |
| <input type="checkbox"/> Member – Christian Calemno | <input type="checkbox"/> Interim Zoning Enforcement Officer – Jeff Borofsky |

PUBLIC HEARING: *(Continuation of the 12/16/2025 Public Hearing)*

- **Text Amendment Application #TA-25-01:** Section 4200 – Preservation Overlay Zone submitted by Sarah King (Member), Apple Barn Wellness LLC (Continued from December 16, 2025)
- **Zone Change Application #ZC-25-01:** Change of Zone from R-B to R-B(PO) to incorporate the Preservation Overlay Zone to the underlying Residential “B” Zone on property located at 640 Black Rock Road owned by AQUARION WATER CO OF CT. (Continued from December 16, 2025)
- **Special Permit Application #SP-25-16: Section 4220 –** Fitness Studio, Country Store, and Photo Studio on property located at 640 Black Rock Road owned by AQUARION WATER CO OF CT. (Continued from December 16, 2025)

Review and Approval of Minutes

- **Discussion and Possible Action:** Planning & Zoning Commission meeting minutes of 12/16/2025

Zoning Enforcement Report

- Report, if any from interim ZEO.
- Letters addressed to the commission regarding zoning complaints
 - Frederick Lovejoy Letters dated 11/20/2025; 11/24/2025 & 12/8/2025
 - Jonathan Rosenthal letters dated 12/12/2025

Unfinished Business

- **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:** Review of draft “Local Historic Structures” Zoning Incentive Regulation

INSTR # M2026000749
DATE FILED 01/05/2026 02:36:51 PM
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New Business

- ***Discussion and possible action on Planning and Zoning Commission Recommendation for Partial Release of Bond of \$27,300.00 for Peter DiNardo*** as recommended by Bruce Bombero, Deputy Director of Public Works.
- ***Discussion and Possible Action: Text Amendment Application #TA-25-01:*** Section 4200 – Preservation Overlay Zone submitted by Sarah King (Member), Apple Barn Wellness LLC
- ***Discussion and Possible Action: Zone Change Application #ZC-25-01:*** Change of Zone from R-B to R-B(PO) to incorporate the Preservation Overlay Zone to the underlying Residential “B” Zone on property located at 640 Black Rock Road owned by AQUARION WATER CO OF CT.
- ***Discussion and Possible Action: Special Permit Application #SP-25-16: Section 4220 –*** Fitness Studio, Country Store, and Photo Studio on property located at 640 Black Rock Road owned by AQUARION WATER CO OF CT.

Opportunity for Public to provide General Comment/ information to the Commission.

Announcements & Correspondence

Status of Saddle Ridge RFQ:

Zone Change Application #ZC-25-6100 and Text Amendment #TXT-25-6100 have been received. This is a request to change the zone under section 8-30G for properties located at Map 55, block 14, lots 11 and 1A2 also known as 5 and 15 Plum Tree Lane, Easton, CT 06612

Adjournment