

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

Samuel Staples Elementary School Cafetorium 515 Morehouse Rd, Easton CT

Tuesday February 3, 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

- Chair – Raymond Ganim
- Vice-Chair – Alison Sternberg
- Secretary – Lou DiPietro
- Member – Jason Klein
- Member – Christian Calemmo
- Alternate Member – Jay Habansky
- Alternate Member – Steve Waugh
- Alternate Member – Beatriz de Santiz
- Interim Land Use Clerk – Jeff Borofsky
- Interim Zoning Enforcement Officer – Jeff Borofsky

Pledge of Allegiance

PUBLIC HEARING:

- 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;
- 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-25-13: 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
- **Discussion and Possible Action:** 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

INST# H20260081
DATE FILED 01/29/2026 12:25:04 PM
DEBIRAH SZEGEDI TOWN CLERK EASTON CT

- Zone Change Application #ZC-25-6100 and Text Amendment #TXT-25-6100 – Application pursuant to Connecticut General Statutes §8-30g requesting a zone change and related text amendment for properties located at Map 55, Block 14, Lots 11 and 1A2, also known as 5 and 15 Plum Tree Lane, Easton, Connecticut 06612. **Public Hearing:** March 3, 2026, at **7:00 PM**, **Samuel Staples Elementary School Cafetorium.**

Unfinished Business

Tabled to a future date:

- ***Discussion and Possible Action:*** Review of draft “Local Historic Structures” Zoning Incentive Regulation

Review and Approval of Minutes

- ***Discussion and Possible Action:*** Planning & Zoning Commission meeting minutes of 01/20/2026

Zoning Enforcement Report

- *ZEO Report, if any*

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

Announcements & Correspondence

Public Hearing Tentatively Scheduled for February 3, 2026 at Samuel Staples Elementary School Cafetorium 515 Morehouse Road at 7PM.

Adjournment