

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

Samuel Staples Elementary School Cafetorium 515 Morehouse Rd, Easton CT

Wednesday, February 11, 2026, 7PM

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 – Steve Waugh |
| <input type="checkbox"/> Secretary – Lou DiPietro | <input type="checkbox"/> Alternate Member – Beatriz de Santiz |
| <input type="checkbox"/> Member – Jason Klein | <input type="checkbox"/> Interim Land Use Clerk - Jeff Borofsky |
| <input type="checkbox"/> Member – Christian Calemmo | <input type="checkbox"/> Interim Zoning Enforcement Officer – Jeff Borofsky |

Pledge of Allegiance

PUBLIC HEARING:

Continued Public Hearings:

- Special Permit Application #SP-25-15: Section 3240.6 – Municipal Uses- Addition to the Easton Public Library on property owned by the Town of Easton and located at 691 Morehouse Road.
- 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 Public Hearing:

- Application for Alteration of a Scenic Road, for Cedar Hill Road from Bibbins Road to Silver Hill Road as shown on Special Permit Application #SP-25-13 and Subdivision Application #SD-25-02. Pursuant to Town of Easton Code and Ordinance section 421-21



INSTR # M2026000834

DATE FILED 02/06/2026 12:02:05 PM

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TOWN CLERK EASTON CT

New Business

- **Discussion and Possible Action:** Special Permit Application #SP-25-15: Section 3240.6 – Municipal Uses- Addition to the Easton Public Library on property owned by the Town of Easton and located at 691 Morehouse Road.
- **Discussion and Possible Action:** Application for Alteration of a Scenic Road, for Cedar Hill Road from Bibbins Road to Silver Hill Road as shown on Special Permit Application #SP-25-13 and Subdivision Application #SD-25-02. Pursuant to Town of Easton Code and Ordinance section 421-21
- **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
- 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 02/03/2026

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

Announcements & Correspondence

Adjournment