

AGENDA
Easton Planning and Zoning Commission Regular Meeting (In-Person/Zoom)
Easton Town Hall - Conference Room A - 225 Center Rd – Easton, CT
Tuesday, May 19, 2026 at 7 PM

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

<https://us02web.zoom.us/j/88224619716?pwd=qZtBueSFBprTNnemhH09lh8aSjxQej.1>

Meeting ID: 882 2461 9716 Passcode: 342973

The in-person meeting will not be canceled 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"/> Zoning Enforcement Officer – Jeff Borofsky |
| <input type="checkbox"/> Member – Christian Calemmo | <input type="checkbox"/> Land Use Director – Keisha Fink, AICP |

I. PLEDGE OF ALLEGIANCE

II. DOCUMENTS RECEIVED PRIOR TO MEETING

III. PUBLIC HEARING

(The following will be discussed and voted on as time permits. The public may observe and participate at the public meeting.)

IV. CONTINUED APPLICATIONS

The following items are continued to the June 2, 2026 public hearing:

- 1. 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
- 2. 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.

3. 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

V. OLD BUSINESS

1. ***Discussion and Possible Action:*** 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, continued from May 5, 2026. (Public Hearing Closed)

Tabled to a future date:

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

VI. NEW BUSINESS

1. ***Discussion and Possible Action:*** Zoning Permit Application ZP-26-0025 – Application by Michael Witalis for the property owned by Luciana and Edward Corsello at 68 Tuckahoe Road to install two (2) 15-foot pole lights associated with a recreational basketball court, pursuant to Sections 3430.2 and 6330 of the Easton Zoning Regulations
2. ***Discussion and Possible Action:*** Planning discussion for the June 16, 2026 Planning Meeting (March 17, 2026 meeting was cancelled)

VII. LAND USE DIRECTOR REPORT

Discussion and Possible Action: Land Use Director updates, as applicable

VIII. ZEO REPORT

Discussion and Possible Action: Zoning Enforcement Officer updates, as applicable

IV. APPROVAL OF MINUTES

Discussion and Possible Action: Approval of minutes – April 21, 2026 and May 5, 2026

V. PUBLIC COMMENT

VI. ANNOUNCEMENTS & CORRESPONDENCE

VII. ADJOURNMENT