



INSTR # M2026001329
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DEBORAH SZEDEDI
TOWN CLERK
EASTON CT

TOWN OF EASTON

PLANNING AND ZONING COMMISSION

225 Center Road Easton, Connecticut 06612
203-268-6291 | www.eastonct.gov | landuse@eastonct.gov

REGULAR MEETING AGENDA AND PLANNING MEETING

Tuesday, September 15, 2026 at 7:00 PM
Easton Town Hall - Conference Room A, 225 Center Road, Easton, CT 06612

For the convenience of the public, this meeting may also be viewed via Zoom using the following link:

<https://us02web.zoom.us/j/88224619716?pwd=qZtBueSFBprTNnemhH091h8aSjxQej.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

- | | |
|--|---|
| ☐ Chair – Raymond Ganim | ☐ Alternate Member – Jay Habansky |
| ☐ Vice-Chair – Alison Sternberg | ☐ Alternate Member – Steve Waugh |
| ☐ Secretary – Lou DiPietro | ☐ Alternate Member – Beatriz de Santiz |
| ☐ Member – Jason Klein | ☐ Zoning Enforcement Officer – Jeff Borofsky |
| ☐ Member – Christian Calemno | ☐ Land Use Director – Keisha Fink, AICP |
| ☐ Clerk – Kimberly Adams | |

I. PLEDGE OF ALLEGIANCE

II. OLD BUSINESS

1. Review of draft “Local Historic Structures” Zoning
2. Saddle Ridge Applications: CONTINUED at the request of the applicant.

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.



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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.

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.

III. NEW BUSINESS

Discussion and Possible Action: Mill River Park Overlay District – Set Effective Date

Discussion and Possible Action: Receipt of Site Plan Application – Bibbins Road - Assessor's Map, Block, and Lot 3779 25 - SPN-26-6101 – Submitted by Robert Turnbull for property owned by Aquarion Water Authority to permit a driveway modification.

IV. PLANNING MEETING – PROPOSED DISCUSSION ITEMS

1. Section 3240 - Institutional Uses
2. Section 3350 - Major Home-Based Businesses
3. Section 3530 - Setbacks
4. Section 5200 - Accessory Dwelling Units
5. Section 5330 - Country Inn, Spa & Wellness
6. Section 5900 - Conservation Developments
7. Section 6221 1 d - Country Inn
8. Section 8550 - Action Documentation (Text Amendment)
9. Section 8650 - Action Documentation (Zone Change)
10. Review of Planning & Zoning Commission Rules for Meetings and Records for modification, adoption and/or re-adoption.
11. Subdivision Regulations - Section 3.05



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V. LAND USE DIRECTOR REPORT

None

VI. ZONING ENFORCEMENT OFFICER REPORT

None

VII. PUBLIC COMMENT

VIII. ANNOUNCEMENTS & CORRESPONDENCE

IX. APPROVAL OF MINUTES

Discussion and Possible Action: Planning and Zoning meeting minutes of September 1, 2026

X. ADJOURNMENT