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DEBORAH SZEGEDI
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, November 3, 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
- ☐ Vice-Chair – Alison Sternberg
- ☐ Secretary – Lou DiPietro
- ☐ Member – Jason Klein
- ☐ Member – Christian Calemmo
- ☐ Clerk – Kimberly Adams
- ☐ Alternate Member – Jay Habansky
- ☐ Alternate Member – Steve Waugh
- ☐ Alternate Member – Beatriz de Santiz
- ☐ Zoning Enforcement Officer – Jeff Borofsky
- ☐ Land Use Director – Keisha Fink, AICP

### I. PLEDGE OF ALLEGIANCE

### II. OLD BUSINESS

The following applications are continued to the Regular Meeting of December 1, 2026.

***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.

Subdivision Application #SD-25-02: Creation of 24 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

1. ***Discussion and Possible Action:*** **363 Silver Hill Road**: Special Permit Application SP-26-0003 submitted by owner Stephanie Niles, Jack Rabbit Archery, for a Major Home-Based Business.

2. ***Receipt of Referral:*** **295 Center Road (Greiser's Coffee & Market):** Referral from the Zoning Enforcement Officer under Court Order. Referral, pursuant to the agreed order entered September 30, 2026 (Radcliffe, J.) in Lovejoy v. Greiser (FBT-CV25-5058613-S), Lovejoy v. Burke (FBT-CV26-5059724-S) and Lovejoy v. Zoning Board of Appeals (FBT-CV26-5059524-S), of claims in a letter from Frederick A. Lovejoy received October 23, 2026, alleging expansion of a nonconforming use involving 291, 295 and 299 Center Road. The Commission, acting in its administrative capacity, will determine whether the nonconforming use has expanded and whether to attach conditions to its operation under Section 7130 of the Zoning Regulations. Property owner: Richard F. Greiser. Operator: Adrienne Burke / Greiser's LLC. Residence B District.

## IV. 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

## LAND USE DIRECTOR REPORT

***Update***: Start discussion of 2028 Plan of Conservation and Development

## ZONING ENFORCEMENT OFFICER REPORT

Zoning Enforcement Update as applicable

## PUBLIC COMMENT

## ANNOUNCEMENTS & CORRESPONDENCE

## APPROVAL OF MINUTES

***Discussion and Possible Action:*** Planning and Zoning meeting minutes of October 20, 2026

## ADJOURNMENT