



Minutes
Meeting of the Easton Agricultural Commission
March 9, 2022 7:45 p.m.
Easton Library Community Room

In attendance Matt Oricchio, Denise Hebner, Victor Alfandre

Absent Lori Cochran Dougall, Sage Rega, Jean Stetz-Puchalski, Irv Silverman,

Public: Joe Calzone III, 29 Tranquility Drive and Charles Welch, 82 Tranquility Drive

I: Call to Order – 8:05 p.m.

- Matt Oricchio made a motion to temporarily nominate Victor Alfandre as Chair. Denise Hebner 2nd. Motion passed unanimously.

II: Public Comment

- Joe Calzone and Charles Welch discussed a proposed modification for Easton Planning & Zoning Commission prompted by permits granted for the operation of a chicken processing facility at 59 Tranquility Drive.
- The proposal adds language to Section 3440 (page 29) that would require Site Plan Approval by the P&Z Commission of a facility for the processing and/or slaughtering of livestock and/or poultry. They also discussed the runoff to area ponds.
- Victor Alfandre shared that the Right to Farm protects farmers from complaints when farmers follow the rules and that there are no protections for farmers when they break the rules.
- Victor encouraged Joe Calzone III and Charles Welch to bring their concerns about runoff to the Conversation Commission.

III: Approval of Minutes from Last Meeting

- Matt Oricchio made a motion, and Victor Alfandre 2nd to approve minutes. Motion passed unanimously.

VI: Updates & Reports

- Victor Alfandre stated that the value of having an Agricultural Commission provides access to state funds for Farm Preservation.

V: Correspondence – None

VI: New Business

VII: Adjournment

- Victor Alfandre made the motion and Matt Oricchio 2nd to adjourn the meeting at 9:00 p.m.

Minutes submitted by Denise Hebner *Denise Hebner*

Attachment: Resident Petition for Change to PZC

February 24, 2022

Mr. Ray Martin
Chairman
Easton Planning & Zoning Commission
Easton, CT 06612

Resident Petition for Change to Easton Zoning Regulations

Because of the recent experience the neighbors have had with the application of Zoning Regulations for permits at 59 Tranquility Drive, we make the following proposal for a change to town P&Z Regulations for the P&Z Commission's consideration.

The proposal is to add language in Section 3440 (page 29) that would require Site Plan Approval by the Commission of a facility for the processing and/or slaughtering of livestock and/or poultry.

Our Text Amendment submission dated February 8, 2022 has been withdrawn.



Charles E. Welch
82 Tranquility Drive
Easton, Conn. 06612

c: Joseph E. Calzone III

Received by Ag. Com.
3/9/22
JA

3440 Agriculture

1.	Accessory Farm Structure - A structure customarily incident to the operation of a farm provided such structure shall not be used as a residence unless specifically authorized by the Commission by Special Permit.	Zoning Permit (Staff)
2.	Minor Farm Stand - A farm stand provided that: <ol style="list-style-type: none"> Such farm stand shall be located on the same property as where a majority of the items offered for sale are grown. The farm stand shall not exceed 200 square feet in floor area except that a farm stand within an existing building shall not be limited as to floor area. The farm stand shall not be built on a permanent foundation. The farm stand shall be located at least 20 feet back from the edge of the roadway pavement and any abutting property lines. The farm stand shall provide a safe parking area for cars in an area with safe access and egress and adequate sight lines for approaching traffic and exiting traffic. 	No Zoning Permit Required
3.	Major Farm Stand - A new or expanded farm stand built on a permanent foundation provided that: <ol style="list-style-type: none"> Such farm stand shall comply with the other applicable provisions of Section 3440.2, and Such farm stand shall comply with the minimum yard setbacks for the zoning district. 	Zoning Permit (Staff)
4.	Farm Store - A farm store provided that: <ol style="list-style-type: none"> Such farm store shall be accessory to, and on the same property as, a farm of at least twenty-five (25) acres in area. A substantial proportion of all items offered for sale shall be raised on the premises by the residents thereof and the balance shall be of a character native to Connecticut, The farm store shall comply with the minimum yard setback requirements for the zone. The farm store shall provide the parking spaces as required by Section 6220 for a retail store except that the Commission may also require the applicant provide additional safety measures at the operator's expense, including but not limited to the employment at owner/operator's expense of a qualified traffic control officer at specified times, and the installation of caution signs or other warning devices on the public street, such signs and devices being approved for use by the Town or State, as may be applicable. 	Special Permit (Commission)

3440 Agriculture

1. Accessory Farm Structure - A structure customarily incident to the operation of a farm provided such structure shall not be used as a residence unless specifically authorized by the Commission by Special Zoning Permit (Staff)

a. Facilities for the processing and/or slaughtering of livestock and/or poultry require approval by the Commission. Site Plan Approval (Commission)

2. Minor Farm Stand - A farm stand provided that: No Zoning Permit Required

a. Such farm stand shall be located on the same property as where a majority of the items offered for sale are grown.

b. The farm stand shall not exceed 200 square feet in floor area except that a farm stand within an existing building shall not be limited as to floor area.

c. The farm stand shall not be built on a permanent foundation.

d. The farm stand shall be located at least 20 feet back from the edge of the roadway pavement and any abutting property lines.

e. The farm stand shall provide a safe parking area for cars in an area with safe access and egress and adequate sight lines for approaching traffic and exiting traffic.

3. Major Farm Stand - A new or expanded farm stand built on a permanent foundation provided that: Zoning Permit (Staff)

a. Such farm stand shall comply with the other applicable provisions of Section 3440.2, and

b. Such farm stand shall comply with the minimum yard setbacks for the zoning district.

4. Farm Store - A farm store provided that: Special Permit (Commission)

a. Such farm store shall be accessory to, and on the same property as, a farm of at least twenty-five (25) acres in area.

b. A substantial proportion of all items offered for sale shall be raised on the premises by the residents thereof and the balance shall be of a character native to Connecticut,

c. The farm store shall comply with the minimum yard setback requirements for the zone.

d. The farm store shall provide the parking spaces as required by Section 6220 for a retail store except that the Commission may also require the applicant provide additional safety measures at the operator's expense, including but not limited to the employment at owner/operator's expense of a qualified traffic control officer at specified times, and the installation of caution signs or other warning devices on the public street, such signs and devices being approved for use by the Town or State, as may be applicable.