

APPROVED FINAL MINUTES OF SPECIAL MEETING APRIL 7, 2014
PLANNING AND ZONING COMMISSION

Chairman, Robert Maquat, called the meeting to order at approximately 7:10pm
Regular Members present: Robert Maquat, Robert DeVellis, Wallace Williams, Milan Spisek
and Steve Carlson
Alternate Members present: Ross Ogden and Vincent Caprio
Alternate Members absent: Raymond Martin
Town Officials present: John Hayes, Land Use Director
For the record: Attorney Ira Bloom was present to represent the Town of Easton

PUBLIC HEARING continued from the meeting of March 24, 2014. Chairman Robert Maquat read the legal notice for the record for the proposed amendment to the Easton Zoning Regulations as follows:

“Amend Section 7.12 of the Easton Zoning Regulations, SPECIAL EXCEPTION FOR PRE-EXISTING FARM AND FOREST ACTIVITIES, subsection 7.12.2 concerning processing and sale of forest and tree products. The purpose of the proposed amendment is to clarify the permissibility of processing and sale of forest and tree products and to establish reasonable safety guidelines for dyeing and handling of colored mulch.”

The chairman asked Attorney Ira Bloom to explain the rationale of the proposed amendments to Section 7.12.2. Mr. Bloom cited two changes in the existing text regarding the use of dyes and the strict residency problem, noting that Zoning controls uses not ownership. Attorney Bloom stated that to amend the regulations the Commission must look at three things: 1) Comprehensive Plan of the Town, which is different from the Town Plan (Zoning Regulations) 2) Policy standards of the Town and 3) Town Plan of Conservation and Development. He noted that the Commission must determine whether the proposed amendments are consistent with those three criteria.

The Chairman noted the following items for the record:

- 1) Excerpt from Easton Town Plan of Conservation and Development, page 20, Chapter 3, LAND, WATER AND NATURAL ENVIRONMENT, Areas of Concern – Item b) Loss of Farms.
- 2) Booklet entitled “PLANNING FOR AGRICULTURE A GUIDE FOR CONNECTICUT MUNICIPALITIES, 2012 EDITION, A Publication of American Farmland Trust and Connecticut Conference of Municipalities.

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PUBLIC HEARING: (continued)

The Chairman asked for public comment and the following people spoke from the public:
Paul Falco of 75 Barrows Road spoke first and submitted three documents which the Chairman noted for the record:

- 1) One page E-mail dated February 26, 2014 from Frank P. Gagliardo Waste Engineering & Enforcement Division, Bureau of Materials Management and Compliance Assurance, submitted by Paul Falco.
- 2) Letter to Easton Zoning Board re: Proposed Amendments dated March 24, 2014 from Paul Falco, three pages, submitted by Paul Falco.
- 3) Consent Order #COWSWDS12011 issued January 9, 2013 from the Connecticut Department of Energy & Environmental Protection, submitted by Paul Falco.

The chairman also noted for the record a letter dated April 5, 2014 to Planning and Zoning Commission from Dan Magner.

The public continued to speak.
Chester Cebulski of 99 Sherwood spoke

Attorney Ray Rizio spoke on behalf of Maple Row Farm and emphasized that anyone who could qualify under Section 7.12 would need to go through the Special Permit process.

Jeff Becker of 5 Cedar Hill Road spoke.

Discussion was held regarding the definition of solid wastes and the number of employees and vehicles a business could have. The Chairman stated that the specifics of a special permit would be addressed during the special permit public hearing for each application.

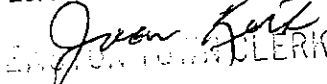
The public hearing was closed.

At approximately 8:15PM motion was made by Milan Spisek, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary

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Joan Hart, CLERK