



REGULAR MEETING, HELD IN-PERSON, MINUTES MAY 9, 2022
 FOR THE EASTON PLANNING AND ZONING COMMISSION

Regular Members present: Raymond Martin, Robert Maquat, Alison Sternberg, John Foley
 Regular Members absent: Ross Ogden
 Alternate Member present: Lou DiPietro, Jay Habansky, Raymond Ganim
 Alternate Member absent: none
 Town staff present: Justin Giorlando (Land Use Director), Mark DeLieto (Zoning Enforcement Officer), Karen Velky (Recording Secretary)
 Location: Easton Town Hall, Conference Room A

Chairman, Raymond Martin, called the Regular Meeting to order at 7:05 pm.

- For the record: Lou DiPietro was appointed to vote on behalf of Ross Ogden.
- Raymond Martin made motion to allow public comments under the following agenda items:
 - Grocery Beer Permit Applications
 - Temporary Moratorium on Cannabis Establishments
 - Petition for changes and additions to the Easton Zoning Regulations under 3400 & 3440
 - Motion: seconded by Robert Maquat.
 - Vote: Aye – 5; Nay – 0; Abstain – 0

New Business (Justin Giorlando presented)

Grocery Beer Permit Applications – “Greiser’s Coffee & Market” and “Easton Village Store”.

Applications for both stores were submitted to P&Z for signature.

- Raymond Martin asked public in attendance for comments. None provided.
- MOTION: Motion made by Raymond Martin (seconded by Robert Maquat) for P&Z staff to sign the State of CT liquor application for Greiser’s and Easton Village Store based on the following three pronged test factors from Berchem Moses PC which are: 1) the extent to which the proposed use reflects the nature and purpose of the original use; 2) any difference in the character, nature and kind of use involved; and 3) any substantial difference in the effect upon the neighborhood resulting from the differences in the activities conducted on the property.
- Vote: Aye – 5; Nay – 0; Abstain – 0
- Action: Zoning Enforcement Officer to speak with PD to determine if there will be any traffic issues as a result of this use.

Section 3500 Area and Dimensional Standards – 3550 Coverage

- Discussion: 1) Add definitions and examples to further clarify coverage limitations. 2) Add specifics on regulations for smaller lots.
- Action: Justin G. to amend document and bring back to Commission.

Section 6300 Exterior Lighting – 6320 Applicability

- Discussion: 1) Suggestion to add language stating no ambient light or spillage allowed. 2) Should language be changed to remove discouraged/encouraged.
- Action: Justin G. to amend document and bring back to Commission.

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Section 6400 Landscaping – 6420 Applicability

- Discussion: 1) Develop this section to state no invasive species and use only native plantings including examples. 2) Addition of language to help ZEO enforce regulation.
- Action: Justin G. to amend document and bring back to Commission.

Section 6500 Stormwater Management – 6520 Applicability / 6530 Requirement Section 7100

- Discussion: Jay asked if Easton has a MS4 w/ DEEP. Further develop LID
- Action: Justin G. to amend document and bring back to Commission.

Non-Conforming Conditions – 7110 Purpose and Intent

- Discussion: A portion of the last sentence is incorrect and should be stricken.

Section 7100 Non-Conforming Conditions – 7120 Non-Conforming Lots

- Discussion: “Merger document” to clarify use of these lots which will assist in tax collection. Further wording on length of same ownership to be added.
- Action: Justin G. to amend document and bring back to Commission.

Zoning Enforcement Report

The Zoning Enforcement Officer (ZEO), Mark DeLieto, was present and provided an update on the open Zoning Violations detailed in memo from the ZEO to the P&Z Commission dated 5/4/2022.

Review and Approval of Minutes

Minutes of Regular Easton Planning and Zoning Commission Meeting 4/11/2022

- MOTION – Motion was made by Raymond Martin; seconded by Lou DiPietro, to approve the minutes as presented.
- Vote: Aye – 5; Nay – 0; Abstain – 0

Unfinished Business

Temporary Moratorium on Cannabis Establishments

- Discussion: Amend draft on moratorium on dispensary only. Draft zoning regulation to include cultivators. Public comments made by Jeff Becker from Easton Grows clarifying micro vs. macro cultivator. He stated CT is only going to issue 5 permits per state.
- Action: Justin G. will amend draft document and bring back to Commission.

Subdivision Regulations

- Per Justin currently pending.

3400 Permitted Accessory Structures - 3440 Agriculture

- Discussion: Justin G presented draft of updated regulations separating farm vs. processing facility.
- Public comments made by Charles Welch, 82 Tranquility Drive, and Joe Calzone, 29 Tranquility Drive. Both residents stated the draft regulation language addresses their concerns brought by petition.

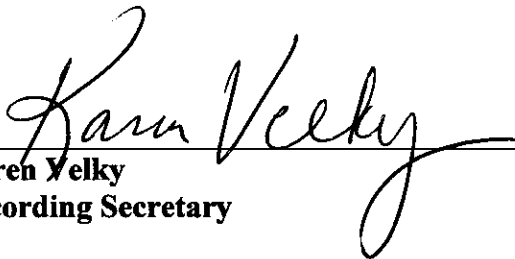
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- Action: Raymond Martin asked Karen Velky to send updated draft document to the AG Commission to get their comments.

Land Records for Plan Review – no discussion, no action.

Announcements/Correspondence

- Raymond Martin reminded to Commission that the P&Z Commission meetings will be held in the Easton Public Library's Community Room starting 5/23/2022.
- Raymond Martin: asked recording secretary to send copy of P&Z Commission meeting policies and procedures to members Lou DiPietro and Raymond Ganim.



Karen Velky
Recording Secretary

Note: These minutes, prepared to comply with Section 1-225 of the General Connecticut Statutes, is an approximate record of matters discussed and actions taken by the Commission at the meeting, but has not yet been reviewed by the Commission for accuracy or completeness and is therefore subject to change or correction.