

**Minutes**  
**Meeting of the Easton Agricultural Commission**  
**Wednesday, November 9 – 7:45PM Easton Library Community Room and Zoom**  
<https://us02web.zoom.us/j/83928086322?pwd=MGk0UjVGTGhYV0svK2c3MEFPVFBBQQT09>  
Meeting ID: 839 2808 6322

**In attendance** Jean Stetz-Puchalski, Denise Hebner, Matt Oricchio, Victor Alfandre, Amy Wolfcafe

**Absent:** Lori Cochran Dougall, Jake Conover

**Public:** Chuck Welch of 82 Tranquility Drive; John Allen of 68 Tranquility Drive; Justin Giorlando, Town of Easton

**In attendance** Jean Stetz-Puchalski, Denise Hebner, Matt Oricchio, Victor Alfandre, Amy Wolfcafe

**Absent:** Lori Cochran Dougall, Jake Conover

**Public:** Chuck Welch of 82 Tranquility Drive; John Allen of 68 Tranquility Drive; Justin Giorlando, Town of Easton

1. Jean Stetz-Puchalski made a motion to appoint Matt Oricchio as Board Chair for in-person representation, with 2<sup>nd</sup> by Victor Alfandre. Motion passed.
2. Meeting called to order at 8:00 p.m.
3. Victor Alfandre moved to approve minutes from the October 12 meeting with 2<sup>nd</sup> by Jean Stetz-Puchalski. Motion passed.
4. **Public Comment.** Chuck Welch proposed a language change for 3440's Major Accessory Farm Processing Structure to include an acreage requirement - "Such a structure shall be located on a farm of at least 5 acres in one or more contiguous parcels unless otherwise approved by the Commission." Victor Alfandre made a motion to consider a 5-acre parcel for processing on a farm. Matt Oricchio 2<sup>nd</sup>. Proposed acreage opened for discussion. Justin Giorlando shared examples of where existing supplemental acre requirements were included in zoning regs. (i.e., Bed & Breakfast on 3 acres; 25 acres for winery / distillery). Acreage requirements are seen in special permit categories across regulations. He shared that 3440 draft provides guidelines for farmers, potential farmers while at the same time protecting the homeowner and character of the Town. Commission considered format. Matt Oricchio called the addition of 5-acre parcel language to a vote with Victor Alfandre 2<sup>nd</sup>. Motion failed.

Matt Oricchio called a vote on the recommendation to add 'specifically for the slaughtering and/or processing of livestock and or poultry raised on the farm' to section 5 of 3440 document with Victor Alfandre 2<sup>nd</sup>. Motion passed.

***"5. Major Farm Processing Structure - The proposed operation within the structure requires federal inspection by the United States Department of Agriculture, specifically for the slaughtering and/or processing of slaughtered products of livestock and poultry raised on the Farm, or does not otherwise comply with the requirements for an accessory farm structure listed above.***

Jean Stetz-Puchalski moved to approve the 3440 Planning and Zoning Commission document with the edits to section 5. Matt Oricchio 2<sup>nd</sup>. Motion passed unanimously . Justin will bring edits and recommendations back to P&Z.

5. **Correspondence.** Jean Stetz-Puchalski shared upcoming events and resources available to farmers to be posted to our Ag Com portal on the Town website. 2022 Ag Expo meeting sponsored by the Connecticut Farm Bureau on November 18, 2022. Jake Conover to represent Easton Ag Com at this event. Farm micro grants for infrastructure, research & development and for diversification

grants including workshops to help farmers with grant applications. Justin Giorlando shared the Ct State Chapter of the Farmer Veteran Coalition meeting on November 10.

6. **New Business.** None.

7. **Adjournment:** Victor Alfandre moved to adjourn the meeting at 9:12 p.m. with Matt Oricchio  
2<sup>nd</sup>. Motion passed.

Minutes submitted by Denise Hebner, Recording Secretary *Denise Hebner*

**DRAFT FOR REVIEW ONLY**

**3000 RESIDENTIAL DISTRICTS**

**3400 PERMITTED ACCESSORY STRUCTURES**

**3440 Agriculture**

1. Minor Accessory Farm Structure – Garden house, tool house, small processing shed (cider press, maple syrup, etc), chicken coop, horse shelter, feed and water units, or other accessory structure customarily incident to a permitted principal use of the premises provided such structure(s) shall not exceed 200 square feet in total floor area, shall not be placed on a permanent foundation, and shall not be used as a residence.	No Zoning Permit Required
2. Accessory Farm Structure – A structure customarily incident to the operation of a farm. a. Such structure shall not be used for the processing of agricultural or horticultural commodities. b. Such structure shall not be used as a residence unless specifically authorized by the Commission by Special Permit	Zoning Permit (Staff)
3. Accessory Farm Processing Structure – A structure customarily incident to the operation of a farm specifically for the processing of agricultural or horticultural commodities harvested and/or raised on the Farm but excluding the slaughtering of livestock and poultry. Processing of such agricultural or horticultural commodities includes: a. Processing that turns nonanimal products into edible products, including, but not limited to, jams, syrup, jellies, and wash/pack stations for preparation of fruits and vegetables. b. Processing that uses animal products without slaughtering, including, but not limited to, fiber, honey, eggs, milking of animals for edible dairy products and nonedible products such as soap. c. Such structure may be used for the processing and/or slaughtering of agricultural or horticultural commodities harvested and/or raised on the Farm for personal consumption only and not located in the front yard.	Zoning Permit (Staff)
4. Major Accessory Farm Processing Structure – A structure customarily incident to the operation of a farm specifically for the slaughtering and/or processing of slaughtered products of livestock and poultry raised on the Farm. a. Such Structure shall not be located in a front yard. b. Such structure shall not be located within 40 feet of any side or rear lot line or within 50 feet of the front lot line or within 75 feet of the centerline of any street. c. Such Structure shall have sufficient screening such that no part of the processing/slaughtering process is seen from adjacent properties or public rights-of-way. d. Processing and slaughtering of animal products shall not be the principal use of the farm but shall be part of a balanced farming operation and subordinate to other farm enterprise(s). e. Agricultural Best Management Practices (BMP) shall be incorporated.	Site Plan Approval (Commission)
5. Major Farm Processing Structure - The proposed operation within the structure requires federal inspection by the United States Department of Agriculture or does not otherwise comply with the requirements for an accessory farm structure listed above.	Special Permit (Commission)
6. Minor Farm Stand – NO CHANGE	NO CHANGE
7. Major Farm Stand – NO CHANGE	NO CHANGE
8. Farm Store – NO CHANGE	NO CHANGE

## **8000 PROCEDURES**

### **8300 SITE PLAN APPLICATION**

#### **8370 Following Approval**

1. Following approval of a Site Plan application and expiration of the appeal period, one (1) "mylar" of each approved plan shall, unless application is for an Accessory Farm Processing Structure or otherwise not required by the Commission, be submitted to the Zoning Enforcement Officer for signature by the Chairman:
  - a. Each such plan shall bear the seal and signature of the appropriate professional(s) which prepared the drawing.
  - b. Each such plan shall contain a signature block where the Chairman of the Commission can indicate the approval of the Commission and state the date on which the five-year period for completing all work in connection with such Site Plan, as set forth in Section 8380 below, expires.
  - c. At least one (1) sheet shall bear a copy of the decision letter of the Commission and any other Town regulatory agencies authorizing the activity.
2. Following signature by the Chairman, such plans shall be filed in the Town Clerk's Office within ninety (90) days after the expiration of the appeal period or conclusion of any appeal and failure to file such plans in the required time frame will render the approval null and void.
3. Any plans to be filed in the Town Clerk's Office shall be accompanied by an electronic file of the map in ACAD format that can be opened with ACAD 2022 or earlier.
4. Such plans shall be so filed before any Zoning Permits are issued for the activities shown on the approved plan.
5. All site improvements shall be carried out in strict compliance with the Site Plan approved by the Commission. Minor amendments to the approved Site Plan may be approved only in writing by the Zoning Enforcement Officer upon the written request of the applicant. All other amendments or modifications to the Site Plan shall require the approval of the Commission.
6. All conditions and improvements shown on the approved Site Plan shall continue in force as long as the use indicated on the approved Site Plan shall be in operation, regardless of any change in ownership of the property.