

**REGULAR MEETING (IN-PERSON & VIA ZOOM)
MINUTES OF SEPTEMBER 19, 2022
FOR THE EASTON PLANNING AND ZONING COMMISSION**

Regular Members present: Raymond Martin, Robert Maquat, Alison Sternberg, Ross Ogden
Regular Members absent: John Foley
Alternate Members present: Lou DiPietro, Raymond Ganim (voting in place of J. Foley)
Alternate Members absent: Jay Habansky
Town staff present: Justin Giorlando (Land Use Consultant), Mark DeLieto (ZEO), Karen Velky (P&Z Assistant/recording)

Location: Easton Public Library, Community Room & ZOOM meeting room

Chairman, Raymond Martin, called the Meeting to order at 7:15 pm.

Public Hearing – Open to public comment

Amendments to the Easton Zoning Regulations:

- Section 1500 Enforcement - Temporary Moratorium on Cannabis Establishment
 - Section 3300 Permitted Accessory Uses – 3350 Home-Based Business
- Section 3400 Permitted Accessory Structures - 3440 Agriculture
 - Section 8300 Site Plan Application – 8370 Following Approval
- Section 3500 Area and Dimensional Standards – 3550 Coverage
 - Section 2200 Definitions
 - Section 3600 Dimensional Exceptions – Other Dimensional Exceptions
 - Section 7100 Non-Conforming Conditions – 7120 Non-Conforming Lots (7:00)
- Section 6300 Exterior Lighting – 6320 Applicability
- Section 6400 Landscaping – 6420 Applicability
- Section 6500 Stormwater Management – 6520 Applicability / 6530 Requirement
- Section 7100 Non-Conforming Conditions – 7110 Purpose and Intent
- Section 7100 Non-Conforming Conditions – 7120 Non-Conforming Lots

Chairman Martin read aloud comments from the following participants to the Commission:

- Richard Meinert – email received 09/14/2022
- Joe Palmieri – email received 09/19/2022
- Genevieve Waterbury – email received 09/18/2022
- Conservation Commission – memo received 08/26/2022
- Easton Agricultural (AG) Commission – email received 09/14/2022
- WestCOG (Kristin Floberg) – email received 07/1/2022
- MetroCOG (Matt Fulda) - email received 06/28/2022
- Jean Stetz-Puchalski – email received 9/14/2022

Public in-person comments made by:

- Charles Welch – Spoke in opposition to processing facilities. Comfortable with the AG recommendations.
- Joe Calzone – Asked for clarification of Stormwater management regulation.
- Jeff Becker – Spoke in support of planting requirements.
- John Allen – Asked for clarification on limit of livestock/poultry on a farm.

Chairman Martin, based on low public turnout, will **keep the public hearing open** to allow for **more public comment via email (kvelky@eastonct.gov) until noon on 10/03/2022.**



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Zoning Enforcement Report

No Report

Review and Approval of Minutes

Minutes of Easton Planning and Zoning Commission Meeting 09/12/2022.

- **MOTION** (Commissioner Maquat/2nd Commissioner Ganim): Approve the minutes as presented.
- **VOTE:** Aye – 5; Nay – 0; Abstain – 0

Unfinished Business

- Subdivision Regulations - No update
- Plan Review for Land Records Filing – No update
- Special Permit Application revision – Complete
- Affordable Housing – No update

Close of Meeting

- **MOTION** (Commissioner Maquat/2nd Commissioner Ogden): Adjourn the meeting at 8:05 pm.
 - Vote: Aye – 5; Nay – 0; Abstain – 0

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.