

**REGULAR MEETING (IN-PERSON & VIA ZOOM)
MINUTES OF FEBRUARY 6, 2024
FOR THE EASTON PLANNING AND ZONING COMMISSION**

Regular Members present: John Foley, Alison Sternberg, Christian Calemmono
Regular Member absent: Jason Klein, Raymond Ganim
Alternate Members present: Lou DiPietro (voting for R. Ganim), Stacy Varvaro (voting for J. Klein)
Alternate Members absent: Jay Habansky
Town staff present: Justin Giorlando (Land Use Consultant), Mark DeLieto (ZEO), Karen Velky (P&Z Clerk)
Location: Easton Town Hall, Conference Room A

Chairman Foley called meeting to order at 7:06 pm. Agenda items order changed.

Review and Approval of Minutes

Minutes of Easton Planning and Zoning Commission Meeting 12/5/2023.

- **MOTION** (Comm'r Sternberg/2nd Comm'r DiPietro): Approval of minutes with addition of "Alternate Members present" and correction of DiPietro spelling.
- **VOTE:** Aye – 3; Nay – 0; Abstain – 0 **MOTION CARRIED**

Zoning Enforcement Report

Zoning Enforcement Updates provided via memo dated 1/16/24 by Mark DeLieto, ZEO.

Unfinished Business

- SP-23-05: Cindy Fales 120 Maple Rd. – *Public hearing has been scheduled for 3/19/24 during Planning and Zoning Commission regular meeting. (0:23:00)*
 - ACTION: K.Velky to send application documents to new member C. Calemmono.
- Zoning Regulation Amendments re: Public Act No. 23-142 concerning certain protections for Group and Family Child Care Homes. *Discussed under New Business – Zoning Regulations.*

New Business

Chairman Foley opened the discussion by outlining the typical process followed for zoning amendments (Section 8500: Text Amendment Application), emphasizing the importance of each step in ensuring the amendments meet legal requirements and serve the community's needs effectively.

- Identification of Zoning Regulation for Amendment: Chairman Foley highlighted that the need for an amendment could arise from various sources, including changes in state law, ambiguities, or confusion in the current language when applied, or other pertinent reasons necessitating a reevaluation of existing zoning regulations.
- Draft Creation: The process continues with the staff creating a draft amendment, which is then forwarded to the Commission for review and revision. This step is crucial for refining the proposed changes and ensuring they accurately address the issues identified.
- Commission Review: The Commission will review the draft amendment in detail during scheduled meetings. This collaborative review process allows for a comprehensive discussion on the proposed changes, ensuring all aspects are thoroughly considered.
- Public Hearing Scheduling: Upon agreeing to move forward with the drafted amendments, the Commission will schedule a Public Hearing. This step is vital for ensuring transparency and providing a platform for public input on the proposed changes.



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- Notification Process: Chairman Foley emphasized the importance of notification, stating that notice must be provided to adjoining towns and regional planning agencies as required by law. Additionally, a notice will be placed in the paper to inform the broader community and ensure widespread awareness of the upcoming Public Hearing.
- Public Hearing: The Public Hearing represents a pivotal moment in the amendment process, offering an opportunity for members of the public to present their comments and concerns regarding the proposed amendments.
- Commission Deliberation and Vote: Following the Public Hearing, the Commission will review all comments received and vote on the adoption of the amendments. This final step concludes the amendment process, with the Commission's decision reflecting a careful consideration of legal requirements, community needs, and public input.

Chairman Foley concluded the discussion by reiterating the Commission's commitment to a transparent and inclusive zoning amendment process, inviting all members to engage actively in each step to ensure the best outcomes for the community.

- *Draft Amendments to the following Zoning Regulations reviewed with Commission:*
 - Section 1510 Enforcement – Temporary Moratorium of Cannabis Establishments;
 - Section 2200 Definitions – Commercial Vehicles and Day Care-Related Terms;
 - Section 3240 Institutional-Related Uses – Other Non-Profits;
 - Section 3350 Home-Based Business – Family Child Care Homes and Group Child Care Homes;
 - Section 3360 Other Accessory Uses – Group Child Care Homes, Child Care Center, Adult Care Center, and Special Temporary Events;
 - Section 3410 Accessory Structures – Minor Accessory Structures, Propane Tanks, Emergency Generators, Fences and Walls;
 - Section 3440 Agriculture – Minor Farm Stands;
 - Section 3620 Exceptions to Setback Requirements – Fences and Walls, Handicapped Access, Minor Accessory Structures, and Emergency or Backup Generators, Propane Tanks, and Air Conditioning Equipment;
 - Section 5700 Institutional Uses – Building and Total Coverage Limits;
 - Section 5800 Day Care – General Requirements;
 - Section 6700 Fences and Walls – Height Measurement and General Requirements;
 - Section 8100 Zoning Permit-CZC - Applicability and Application Procedures and Requirements;
 - Section 8340 & 8430 Proceedings – Neighbor Notification;
 - Section 8850 Procedural Requirements – Consultations; and
 - Section 8860 Procedural Requirements – Notice Provisions.
 - *Commission members to review further and provide feedback prior to meeting.*
 - ACTION: J. Giorlando to update drafts for next meeting.
- 8-24 Referral from the Board of Selectman regarding New Lease at 22 South Park Avenue – Daniel Blaze, Gina Blaze, and the New England Prayer Center to lease a portion of the property, as shown in the Lease Map. (2:21:00)
 - ACTION: J. Giorlando to draft letter to Board of Selectman.

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- **MOTION** (Comm'r Varvaro/2nd Comm'r Sternberg): Commission finds the lease for the New England Prayer Center, located at 18-22 S. Park Ave, is consistent with the Town of Easton's Plan of Conservation/Development (POCD) Section 4.2 Guide Residential Development: Support Home-Based Businesses which states "There are a number of home-based businesses in Easton and these are an important part of the livelihood of some residents. Such uses expand economic opportunities and are appropriate provided they do not adversely affect neighborhood character". (2:30:00)
- **VOTE:** Aye – 5; Nay – 0; Abstain – 0 **MOTION CARRIED**

Announcements & Correspondence

Chairman Foley advised the Commission of the following:

- Fairfield Zoning Referrals: 1) Text Amendment for proposed indefinite Cannabis Prohibition, 2) Text Amendment to permit payment in lieu of for-sale below market units.
- Newtown Zoning Referrals: Public hearing on 3/7/24 on application for Zone Change at 57 Church Hill Rd.
- Trumbull Zoning Referrals: Text Amendment for allowing "recreational and entertainment uses that support the viability of the farm..." and for a moratorium on multi-family residential housing with greater than 50 units but excluding age-restricted units (55+).

Adjournment

MOTION (Comm'r Varvaro/2nd Comm'r DiPietro): Adjourn the meeting @ 9:45pm.

- **VOTE:** Aye – 5; Nay – 0; Abstain – 0 **MOTION CARRIED**

Submitted by Karen Velky, P&Z Clerk

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.