

**REGULAR MEETING (IN-PERSON & VIA ZOOM)**  
**MINUTES OF MARCH 5, 2024**  
**FOR THE EASTON PLANNING AND ZONING COMMISSION**

**Regular Members present:** John Foley, Alison Sternberg, Christian Calemno, Raymond Ganim  
**Regular Member absent:** Jason Klein  
**Alternate Members present:** Lou DiPietro (voting for J.Klein)  
**Alternate Members absent:** Stacy Varvaro, 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 7:08 pm.

**Review and Approval of Minutes**

Minutes of Easton Planning and Zoning Commission Meeting 02/20/2024.

- **MOTION** (Comm'r DiPietro/2<sup>nd</sup> Comm'r Sternberg): Motion to accept meeting minutes as written.
- **VOTE:** Aye – 5; Nay – 0; Abstain – 0 **MOTION CARRIED**

**Zoning Enforcement Report**

Zoning Enforcement Updates provided via Memo dated 03/05/24 by Mark DeLieto, ZEO.

**Unfinished Business**

Draft Zoning Regulation Amendments to the following reviewed/discussed 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
- Section 8860 Procedural Requirements – Notice Provisions.



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- The Commission revisited some proposed zoning regulation amendments, with plans to continue in-depth discussions in future meetings.

**New Business**

None

**Announcements & Correspondence**

Chairman Foley provided overview of the noted items.

**Adjournment**

**MOTION** (Comm'r Ganim/2<sup>nd</sup> Comm'r Sternberg): Adjourn the meeting @ 8:45 pm.

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

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*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.