

PRELIMINARY MINUTES OF SPECIAL MEETING APRIL 7, 2014
PLANNING AND ZONING COMMISSION

Note: This draft, 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. APPROVED FINAL MINUTES will be filed in due course to replace this draft.

Chairman, Robert Maquat, called the meeting to order at approximately 8:30pm

Regular Members present: Robert Maquat, Robert DeVellis, Wallace Williams, Milan Spisek and Steve Carlson

Alternate Members present: Ross Ogden and Vincent Caprio

Alternate Members absent: Raymond Martin

Town Officials present: John Hayes, Land Use Director

For the record: Attorney Ira Bloom was present to represent the Town

PUBLIC HEARING continued from the meeting of March 24, 2014. Chairman Robert Maquat read the legal notice for the record for the proposed amendment to the Easton Zoning Regulations as follows:

“Amend Section 7.12 of the Easton Zoning Regulations, SPECIAL EXCEPTION FOR PRE-EXISTING FARM AND FOREST ACTIVITIES, subsection 7.12.2 concerning processing and sale of forest and tree products. The purpose of the proposed amendment is to clarify the permissibility of processing and sale of forest and tree products and to establish reasonable safety guidelines for dyeing and handling of colored mulch.”

The chairman asked Attorney Ira Bloom to explain the rationale of the proposed amendments to Section 7.12.2. Mr. Bloom cited two changes in the existing text regarding the use of dyes and the strict residency problem, noting that Zoning controls uses not ownership. Attorney Bloom stated that to amend the regulations the Commission must look at three things: 1) Comprehensive Plan of the Town, which is different from the Town Plan (Zoning Regulations) 2) Policy standards of the Town and 3) Town Plan of Conservation and Development. He noted that the Commission must determine whether the proposed amendments are consistent with those three criteria.

The Chairman noted the following items for the record:

- 1) Excerpt from Easton Town Plan of Conservation and Development, page 20, Chapter 3, LAND, WATER AND NATURAL ENVIRONMENT, Areas of Concern – Item b) Loss of Farms.
- 2) Booklet entitled “PLANNING FOR AGRICULTURE A GUIDE FOR CONNECTICUT MUNICIPALITIES, 2012 EDITION, A Publication of American Farmland Trust and Connecticut Conference of Municipalities.

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PUBLIC HEARING: (continued)

The Chairman asked for public comment and the following people spoke from the public: Paul Falco of 75 Barrows Road spoke first and submitted three documents for the record which the Chairman noted for the record:

The Chairman continued to note the following items.

- 1) One page E-mail dated February 26, 2014 from Frank P. Gagliardo Waste Engineering & Enforcement Division, Bureau of Materials Management and Compliance Assurance, submitted by Paul Falco.
- 2) Letter to Easton Zoning Board re: Proposed Amendments dated March 24, 2014 from Paul Falco, three pages, submitted by Paul Falco.
- 3) Consent Order #COWSWDS12011 issued January 9, 2013 from the Connecticut Department of Energy & Environmental Protection, submitted by Paul Falco.

The chairman also noted for the record a letter dated April 5, 2014 to Planning and Zoning Commission from Dan Magner.

The public continued to speak.

Chester Cebulski of 99 Sherwood Road was concerned about safety and the storing of the containers containing the dyes.

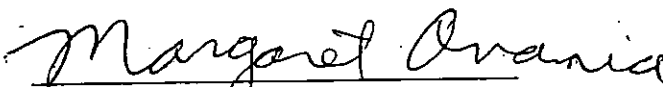
Attorney Ray Rizio spoke on behalf of Maple Row Farm and emphasized that anyone who could qualify under Section 7.12 would need to go through the Special Permit process.

Jeff Becker of 5 Cedar Hill Road questioned whether the amendments are consistent with the residential character of the town and the Town Plan.

Discussion was held regarding the definition of solid wastes and the number of employees and vehicles a business could have. The Chairman stated that the specifics of a special permit would be addressed during the special permit public hearing for each application.

The public hearing was closed.

At approximately 8:15PM motion was made by Milan Spisek, seconded by Wallace Williams, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary

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