

EASTON PLANNING & ZONING COMMISSION REGULAR MEETING AGENDA (IN-PERSON)
CONFERENCE ROOM A, EASTON TOWN HALL, 225 CENTER ROAD, EASTON, CT
TUESDAY, FEBRUARY 6, 2024 AT 7:00PM

For the convenience of the public, the meeting will be broadcast live via Zoom for viewing only at:
<https://us02web.zoom.us/j/83743766314?pwd=VWp0SDFKdlkydnA0ZWgwVDFZT1hDdz09>

Meeting ID: 837 4376 6314, Passcode: 770767, Dial in: 1 646 558 8656

The in-person meeting will not be cancelled due to any technical difficulties with the Zoom broadcast

Call to Order

- | | |
|--|--|
| <input type="checkbox"/> Chair – John Foley | <input type="checkbox"/> Alternate Member – Jay Habansky |
| <input type="checkbox"/> Vice-Chair – Alison Sternberg | <input type="checkbox"/> Alternate Member – Lou DiPietro |
| <input type="checkbox"/> Secretary – Raymond Ganim | <input type="checkbox"/> Alternate Member – Stacy Varvaro |
| <input type="checkbox"/> Member – Jason Klein | <input type="checkbox"/> Land Use Consultant – Justin Giorlando |
| <input type="checkbox"/> Member – Christian Calemmo | <input type="checkbox"/> Zoning Enforcement Officer – Mark DeLieto |
| | <input type="checkbox"/> P&Z/ZBA Clerk – Karen Velky |

New Business

- *Discussion & Possible Action:* 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.
- *Discussion:* Amendments to the following Zoning Regulations:
 - 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.

Zoning Enforcement Report

- Zoning Enforcement Updates provided by Mark DeLieto, ZEO.



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Review and Approval of Minutes

- *Discussion & Possible Action:* Planning & Zoning Commission Meeting Minutes of 12/05/2023.

Unfinished Business

- *Discussion and Possible Action:* Zoning Regulation Amendments re: Public Act No. 23-142 concerning certain protections for Group and Family Child Care Homes.
- *Discussion and Possible Action:* SP-23-05: Cindy Fales 120 Maple Rd. – Letter received from applicant requesting 65-day extension of public hearing. Schedule on or before 3/30/2024.

Announcements & Correspondence

- 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