

EASTON PLANNING & ZONING COMMISSION REGULAR MEETING AGENDA (IN-PERSON/ZOOM)
CONFERENCE ROOM A, EASTON TOWN HALL, 225 CENTER ROAD, EASTON, CT
TUESDAY, APRIL 16, 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/86742390516?pwd=RC9jS0ZuOTBPNEdwNWdqajFIQWdnZz09>

Meeting ID: 867 4239 0516, Passcode: 827374, 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 Calemno | <input type="checkbox"/> Zoning Enforcement Officer – Mark DeLieto |
| | <input type="checkbox"/> P&Z/ZBA Clerk – Karen Velky |

Review and Approval of Minutes

Discussion & Possible Action: Planning & Zoning Commission Meeting Minutes of 04/02/2024.

Zoning Enforcement Report

Zoning Enforcement Updates provided by Mark DeLieto, ZEO.

Unfinished Business

- *Discussion/Possible Action:* Town of Easton Public Library, 691 Morehouse Rd. Amendment to existing Special Permit Application SP-93-03 to add 27-1/2" x 74-1/2" Community Room sign.
- *Discussion/Possible Action:* Recreational Trails and PA 23-207
- *Finalize Draft Amendment Language:* 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;

INST # M202400275
DATE FILED 04/12/2024 12:41:27 PM
DEBORAH SZEGEDI TOWN CLERK EASTON CT

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- 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.

New Business

Discussion/Possible Action: Greenfield Mill – Frank Lisi, 450 Sport Hill Rd. Special Permit Application SP-24-01 for Major Home-Based Business of Easton Zoning Reg # 3350.6. Applicant relocating approved home-based business into a detached accessory structure.

Announcements & Correspondence

Nothing at this time

Adjournment