

PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
MAY 1, 2023
HELD VIRTUALLY VIA INTERNET AND PHONE

Members Present: Chairwoman Sally Korsh, James Carlon, Megan Loucas, Michael Reiner, Alex Burns, Richard Wolf. **Members Absent:** Kenneth Edgar. **Staff Present:** Richelle Hodza, Land Use Director and Marina Zegarelli, Recording Secretary.

Ms. Korsh called the meeting to order at 7:15 p.m.

Discussion/Decision: Application for Lot Development Plan Approval, 50 Kettle Creek Road, Lot #2 of the Daniel Offutt Subdivision, [Towne Building, Tom Kelley] Tom Kelley, Towne Building and Development introduced himself and explained that 48 Kettle Creek has been successfully subdivided. The proposal for 50 Kettle Creek is to build a six-bedroom home, three car garage, driveway, pool and patio. He outlined the leader drains and storm water retention system to show where the water will be collected. He confirmed the revised plans show changes requested by the Conservation Commission at their previous meeting

Ms. Korsh made a motion to grant administrative authority to the Land Use Director to act on the site plan application for Lot Development Plan approval, 50 Kettle Creek, Lot #2 of the Daniel Offutt Subdivision, upon approval by the Weston Conservation Commission, per plans dated April 28, 2023, revision 2 and Mr. Carlon seconded the motion. All were in favor, the motion carried (6-0).

Discussion/Decision: Referral for CGS Section 8-24 Report, 66' x 66' Double Pickleball Court, 56 Norfield Road, behind the Onion Barn [Samantha Nestor, First Selectwoman and McChord Engineering Associates, Inc.] First Selectwoman Samantha Nestor introduced herself and David Ungar, Director of Weston Parks & Recreation. Ms. Nestor explained the proposed pickleball courts are part of the ARPA funding voted on by the residents of the town. Weston Parks and Recreation with McChord Engineering came before the Board of Selectman in April 2023.

Mr. Ungar explained that pickleball is the most requested activity of the Parks & Recreation Department. He explained the Parks & Recreation Commission and Department searched for locations throughout the town where the pickleball courts could be constructed. Various areas were studied and deemed inappropriate due to future planning needs, parking, or proximity to wetlands. The proposed location at the Onion Barn has a gravel parking area with a flat grass area with the exact dimensions needed to construct two pickleball courts. He confirmed the

Town will provide screening to limit the visibility of the courts from the road. The maintenance of the courts will be conducted by the Parks and Recreation Department and two aluminum bench-seating areas will be provided.

Harry Rocheville, P.E., showed the plans for the proposed pickleball courts located on Town property, behind the Onion Barn, the area is surrounded by a paved parking lot, lawn area and a gravel parking lot. He showed an emergency access that connects the two parking lots. Mr. Rocheville showed the current stormwater management systems in place to collect runoff from the site. He explained, to compensate for the impervious area created by the pickleball courts, an equivalent area of the parking lot will be removed, and the emergency access way that connects the two lots will be relocated to the north. A gravel perimeter drain connected into the current underground detention system, will collect Stormwater for the proposed pickleball court. He outlined screening trees to be planted along Weston Road to serve as a buffer. He showed silt fencing around the area of construction to protect the downgradient properties, the existing gravel parking, and the roadways.

Some discussion ensued on the number of courts to be proposed as well as potential noise complaints. Engineer Rocheville confirmed the nearest structure located approximately 70 feet away, and confirmed the courts are for daytime use only. He also noted the wooded buffer to help mitigate possible noise from the courts.

Selectwoman Amy Jenner expressed her concerns about the moving of Onion Barn referenced in the Town's Plan of Conservation and Development. Another concern is the long-term plan for all recreation development by the Parks & Rec Department. Lastly, the concern of safety with the proximity of nearby playgrounds and busy public roads to the proposed location. Ms. Jenner referenced other locations in town to be considered.

Ms. Korsh confirmed the Town is not subject to Zoning, and any future activity on the property will need to be reviewed by P&Z.

Jess DiPascella, Weston resident and neighbor to the proposed site, expressed his support for a pickleball court in town; and he voiced his concerns of the proposed location directly on the property line of a residential home. He expressed the need for a noise study to be conducted and noted the Onion Barn located in the Historic District. Mr. DiPasquale supported the consideration of other more suitable locations in town. Mr. DiPasquale was concerned about parking, safety, and noise.

Fire Marshal John Pokorny stated emergency vehicles utilize the municipal parking lot; removing 25 ft. of the parking lot is not acceptable. He had been under the impression that a far narrower strip was proposed to be removed.

Jason Revzon, Weston resident, showed his support for the pickleball courts and stated neighboring towns have multiple courts that Weston Residents utilize due to not having courts in Town. He stated his support for the project to be completed in a timely manner.

Selectwoman Nestor confirmed that traffic studies are currently taking place for Weston Road and referenced the Public Information Meeting that was scheduled in the offing.

David Felton, Weston resident, expressed concerns of parking, traffic and the noise levels for the proposed location.

Selectman Martin Mohabeer supported the pickleball courts in town. He suggested P&Z Commissioners visit the site of the proposed location.

After a proposal to move the courts a number of feet further away from the residential neighbor, Commissioners decided to continue the discussion of the proposed location for the pickleball courts. Engineer Rocheville was asked to produce the alternate plan. Members agreed to set a special meeting date to continue the discussion. Ms. Loucas requested that McChord Engineering stake the current proposed location of the courts so that when commissioners visited the site before the next meeting, they would be able to visualize the location.

Discussion/Decision: Application for Flood Zone Development Permit, Cobbs Mill Inn, Remodeling of the former JK Café space and the 2nd floor above that space, 12 Old Mill Road [Kleber Siguenza and Hong McConnell, P.E.]

Mr. Siguenza and Ms. McConnell were present to discuss the application. The Commission requested that the applicants complete the application with the documents that had been requested by the former land use director. Mr. Siguenza agreed to present the proposal at the next meeting.

Discussion/Decision: Application for Zoning Permit, Cobbs Mill Inn Remodeling of the former JK Café space and the 2nd floor above that space, 12 Old Mill Road [Kleber Siguenza and Hong McConnell, P.E.] The Commission reiterated the need for certain documents that are necessary to support the application. Mr. Siguenza agreed to present the proposal at the next meeting.

Approval of Minutes: Mr. Wolf made a motion to approve the minutes of the April 3, 2023 meeting and Chairwoman Korsh seconded. All in favor, the motion carried (5-0).

The meeting was adjourned at 10:17 p.m. The next regular meeting is June 12 at 7:15 pm via Zoom. Further information is available at the Planning & Zoning Commission's website <https://www.westonct.gov/government/boards-commissions/elected/planning-zoning-commission>

Respectfully Submitted,

Marina Zegarelli