

Planning & Zoning Commission  
Town of Weston, Connecticut  
APPLICATION FOR SPECIAL PERMIT  
May 30, 2023

Applicant:  
Aspetuck Land Trust  
P.O. Box 444  
Westport, CT 06881

Owner: Same

Tax Assessor's Map # 3918 Tax Assessor's Lot # - Map 1, Block 2, Lot 21 & 22

Property Location: Off of Upper Parish Drive, Parcel Consolidation Map #3918, Map 1, Block 2, Lot 21&22

Specific Provision of the Zoning Regulations Pursuant to Which A Special Permit Is Requested: 321.3 (k), subject to 341.11.

Nature of the Proposed Use: Provide 6 car parking lot for adjacent 85 acre Open Space.

Frequency of Use: Daily

Hours of Use: Dawn to Dusk

Maximum # of persons on premises during use: 24

Maximum number of vehicles on premises during use: 6

Types of Vehicles: passenger

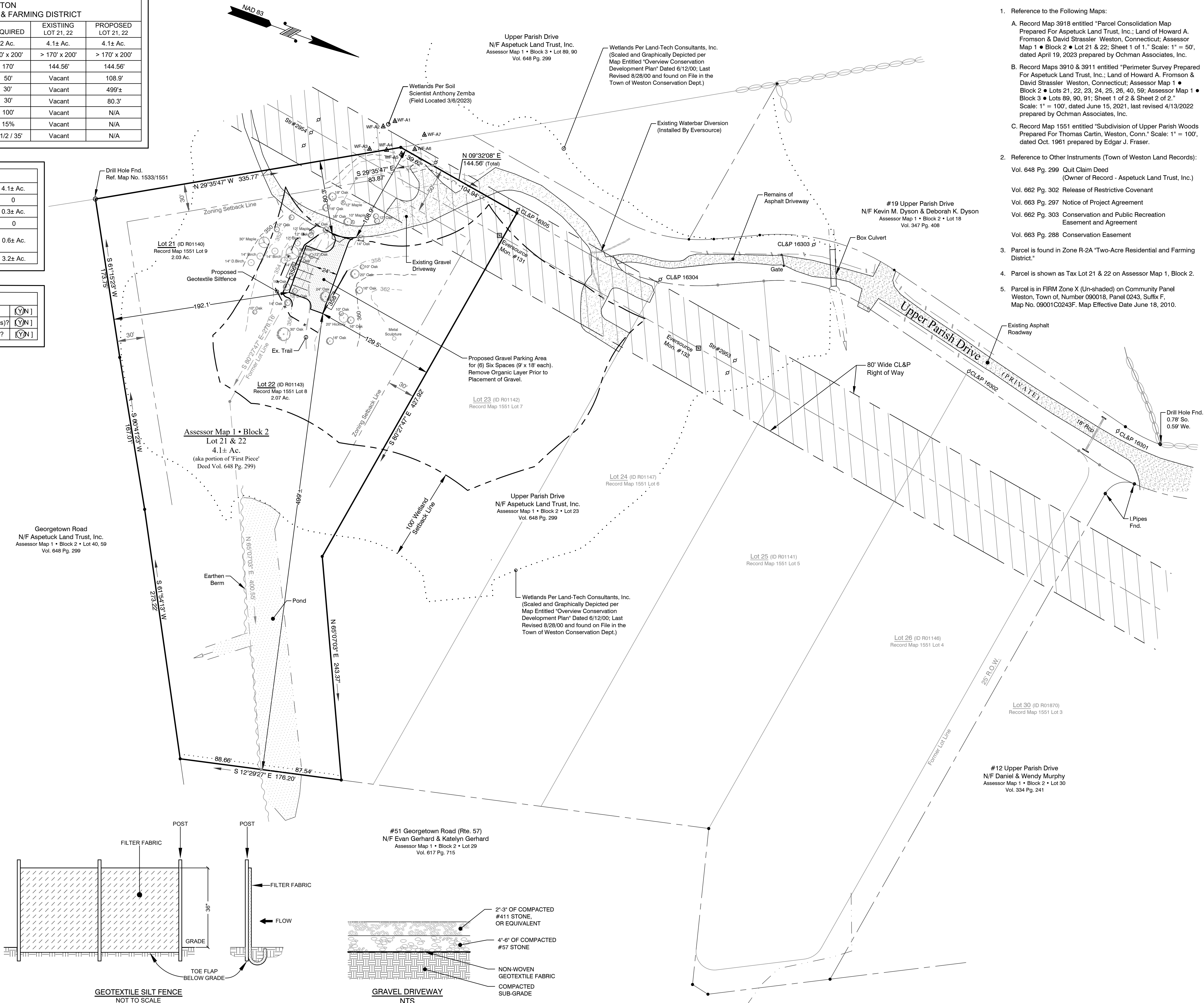
No pre-existing non-conforming use exists at this time

No previous application has been made to the ZBA or P&Z for a zoning variance or special permit relating to all or part of this property.

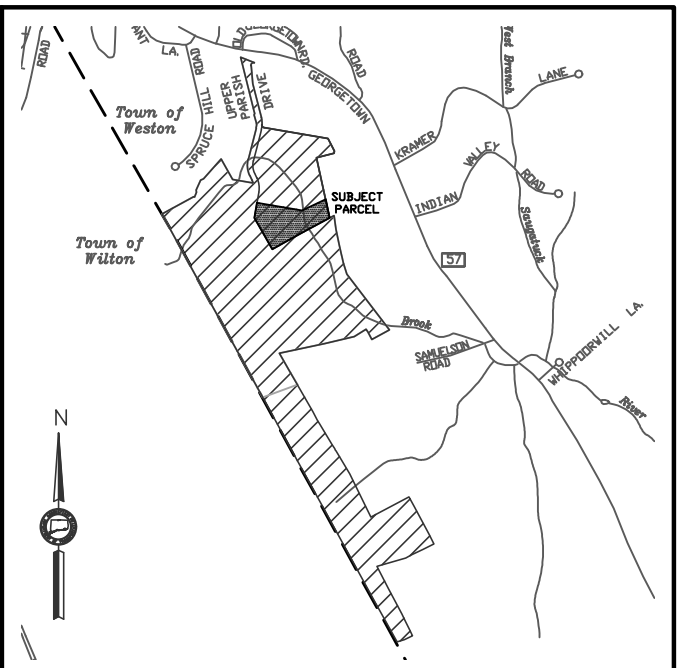
TOWN OF WESTON ZONE: TWO ACRE RESIDENTIAL & FARMING DISTRICT				
	SECTION	REQUIRED	EXISTING LOT 21, 22	PROPOSED LOT 21, 22
Minimum size lot area (acres)	321.4	2 Ac.	4.1± Ac.	4.1± Ac.
Minimum lot dimensions	321.5	170' x 200'	> 170' x 200'	> 170' x 200'
Minimum lot frontage	321.5	170'	144.56'	144.56'
Minimum front yard setback	321.6	50'	Vacant	108.9'
Minimum rear yard setback	321.6	30'	Vacant	499'±
Minimum side yard setback	321.6	30'	Vacant	80.3'
Minimum Farming Structure setback	321.1	100'	Vacant	N/A
Maximum building coverage	321.7	15%	Vacant	N/A
Maximum building height (stories / feet)	321.8	2-1/2 / 35'	Vacant	N/A

Lot No. 21 & 22	
Gross Lot Area	4.1± Ac.
Road, Right of Way, Access Way	0
Above Ground Utility Easements (13,208± sf or 0.3± Ac.)	0.3± Ac.
Exclusive-use Easements	0
Land Under Water or Very Poorly Drained in Excess of 20% of Total (Wetland Area = 62,860± sf) (62,860 - 35,719 = 27,141 or 0.6± Ac.)	0.6± Ac.
Net Lot Area	3.2± Ac.

Lot No. 21 & 22	
Has this lot been the subject of a previous subdivision?	<input checked="" type="checkbox"/> (Y) <input type="checkbox"/> (N)
Does this lot conform with Regulation s.311.7 (Odd Shaped Lots)?	<input checked="" type="checkbox"/> (Y) <input type="checkbox"/> (N)
Can this lot contain a rectangle measuring 170' x 200' (s.321.4)?	<input checked="" type="checkbox"/> (Y) <input type="checkbox"/> (N)



- NOTES:**
- Reference to the Following Maps:
    - Record Map 3918 entitled "Parcel Consolidation Map Prepared For Aspetuck Land Trust, Inc.; Land of Howard A. Fromson & David Strassler Weston, Connecticut; Assessor Map 1 • Block 2 • Lot 21 & 22; Sheet 1 of 1." Scale: 1" = 50', dated April 19, 2023 prepared by Ochman Associates, Inc.
    - Record Maps 3910 & 3911 entitled "Perimeter Survey Prepared For Aspetuck Land Trust, Inc.; Land of Howard A. Fromson & David Strassler Weston, Connecticut; Assessor Map 1 • Block 2 • Lots 21, 22, 23, 24, 25, 26, 40, 59; Assessor Map 1 • Block 3 • Lots 89, 90, 91; Sheet 1 of 2 & Sheet 2 of 2." Scale: 1" = 100', dated June 15, 2021, last revised 4/13/2022 prepared by Ochman Associates, Inc.
    - Record Map 1551 entitled "Subdivision of Upper Parish Woods Prepared For Thomas Carlin, Weston, Conn." Scale: 1" = 100', dated Oct. 1961 prepared by Edgar J. Fraser.
  - Reference to Other Instruments (Town of Weston Land Records):
    - Vol. 648 Pg. 299 Quit Claim Deed (Owner of Record - Aspetuck Land Trust, Inc.)
    - Vol. 662 Pg. 302 Release of Restrictive Covenant
    - Vol. 663 Pg. 297 Notice of Project Agreement
    - Vol. 662 Pg. 303 Conservation and Public Recreation Easement and Agreement
    - Vol. 663 Pg. 288 Conservation Easement
  - Parcel is found in Zone R-2A "Two-Acre Residential and Farming District."
  - Parcel is in FIRM Zone X (Un-shaded) on Community Panel Weston, Town of Number 090018, Panel 0243, Suffix F, Map No. 09001C0243F. Map Effective Date June 18, 2010.



ORIENTATION SCALE: 1" = 1800'

**OCHMAN ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS  
P. O. BOX 76  
EASTON, CONNECTICUT 06612  
PHONE (203) 268-9194

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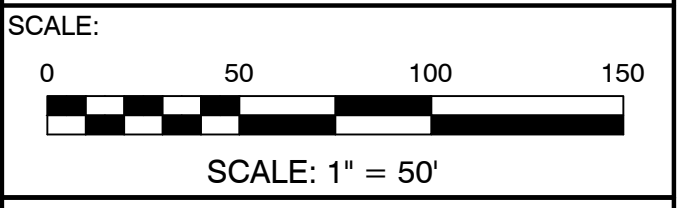
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## PROPOSED PARKING AREA

- PREPARED FOR -  
**ASPETUCK LAND TRUST, INC.**  
LAND OF HOWARD A. FROMSON  
& DAVID STRASSLER  
WESTON, CONNECTICUT  
ASSESSOR MAP 1 • BLOCK 2 • LOT 21 & 22

MAY 30, 2023

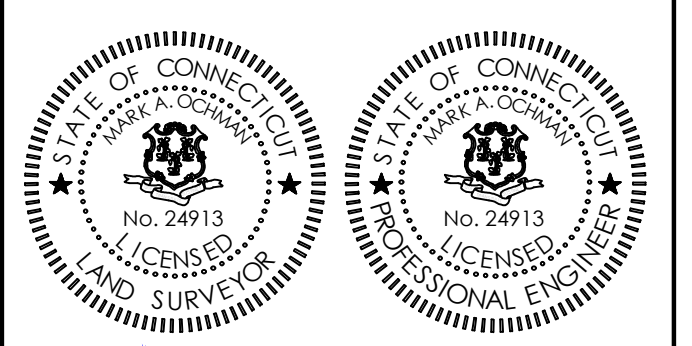
SHEET 1 OF 1



COMMENCE: 03/2021      FB: 168 PG. ALL  
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CHECKED BY: MAO      DWG NO.: 24-

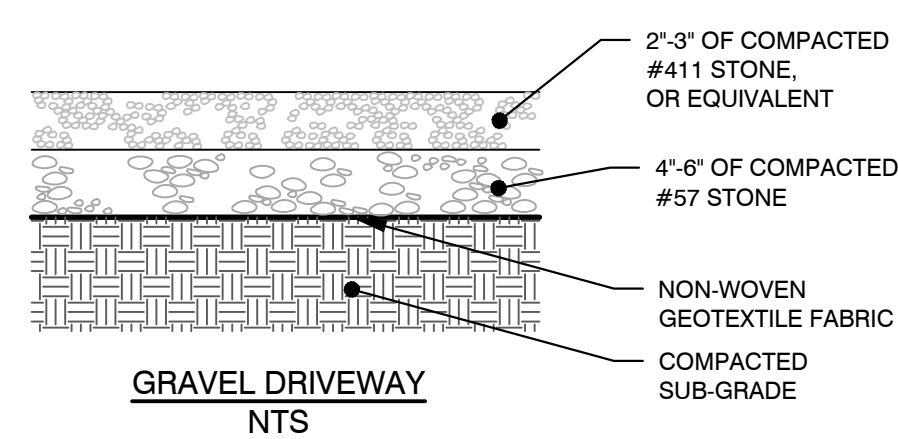
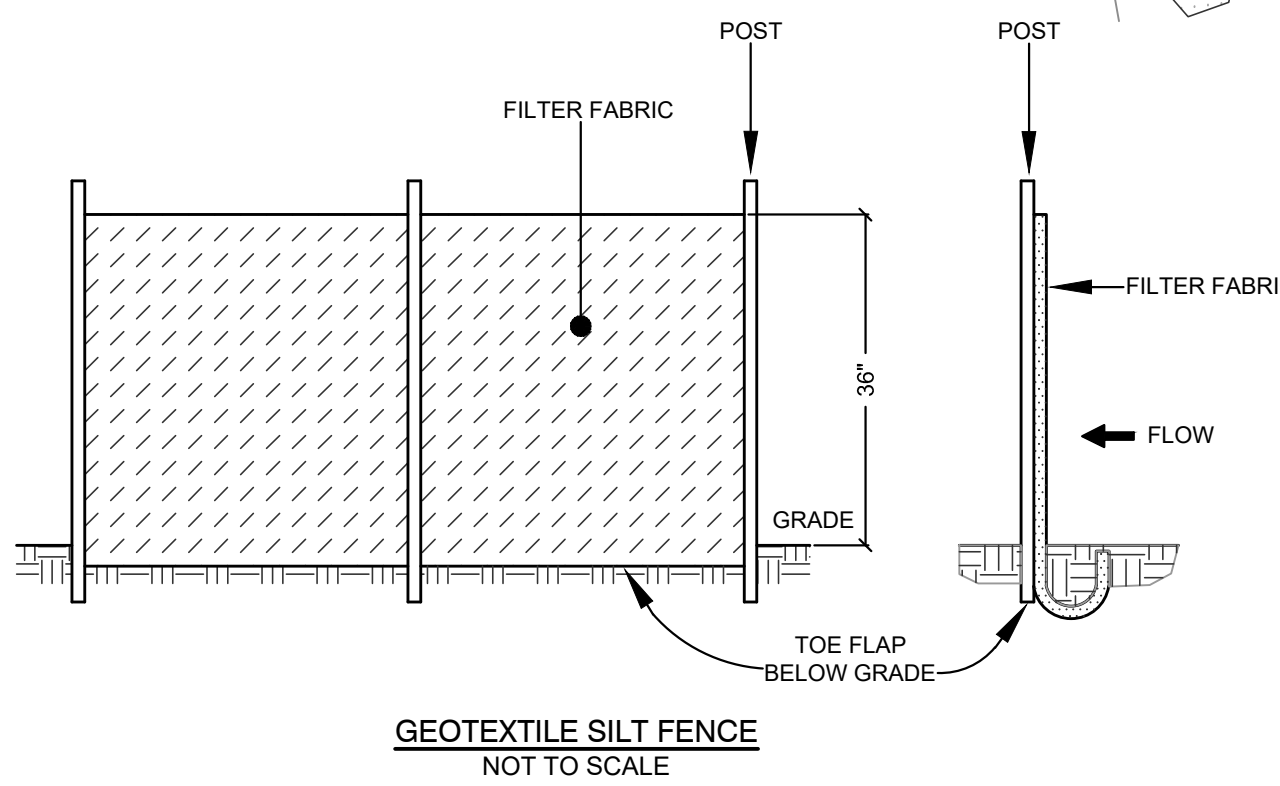
TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP IS SUBSTANTIALLY CORRECT AND HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED JUNE 21, 1996; AMENDED OCTOBER 20, 2018.

IT IS A PROPERTY SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.



*Mark Ochman*  
MARK A. OCHMAN, PE, LS      CT LICENSE #24913  
Not Valid Without A Live Signature & Embossed Seal

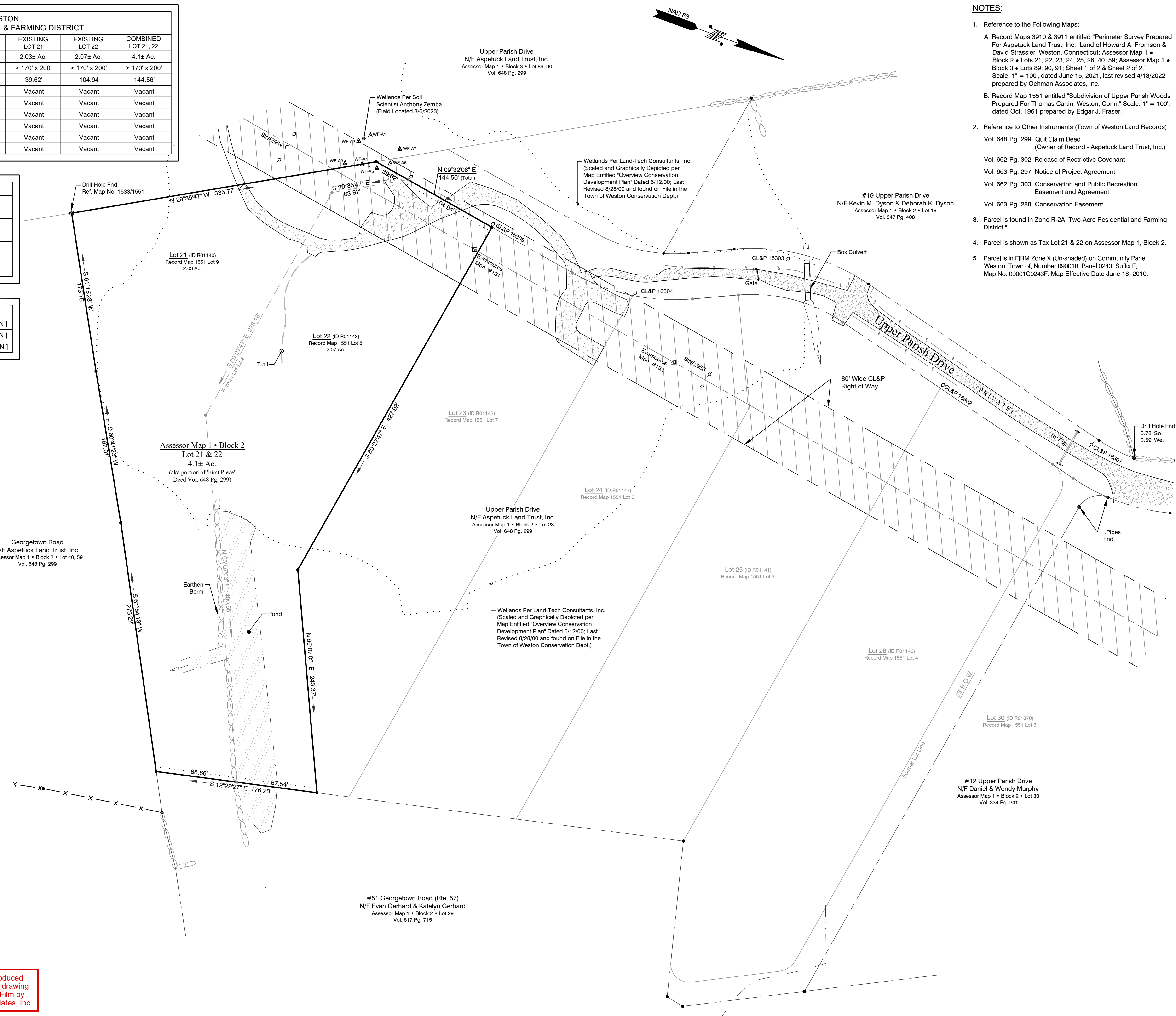
- LEGEND**
- - 270 - - Existing Contour
  - x 271.1 Existing Spot Elevation
  - Gp Grade Plane
  - [270] Proposed Contour
  - [+ 271.1] Proposed Spot Elevation
  - ⊕ Percolation Test
  - Deep Test Hole
  - (WM) Water Meter
  - (WV) Water Valve
  - (STMH) Storm Manhole
  - (SSMH) Sanitary Sewer Manhole
  - Geotextile Silt Fence
  - Drain Inlet Siltsock
  - Tree Protection
  - Trees To Be Removed
  - FD Proposed Foundation Drain
  - RL Proposed Rain Leader Drain
  - HLO Proposed High Level Overflow
  - E Proposed Electric Line
  - W Proposed Waterline
  - G Proposed Gas Line
  - Utility Pole
  - GTD Grade To Drain
  - Building Setback
  - Allowable Limit of Excavation & Fill
  - Stonewall



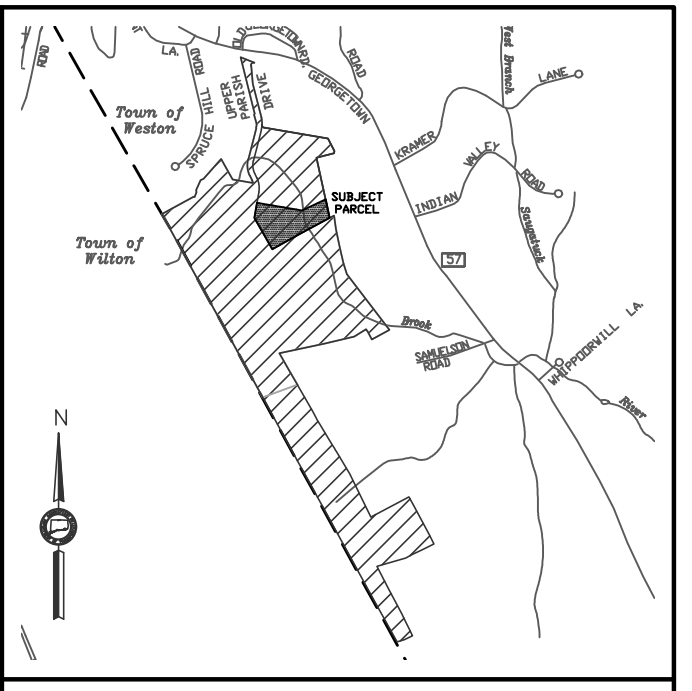
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Minimum front yard setback	321.6	50'	Vacant	Vacant	Vacant
Minimum rear yard setback	321.6	30'	Vacant	Vacant	Vacant
Minimum side yard setback	321.6	30'	Vacant	Vacant	Vacant
Minimum Farming Structure setback	321.1	100'	Vacant	Vacant	Vacant
Maximum building coverage	321.7	15%	Vacant	Vacant	Vacant
Maximum building height (stories / feet)	321.8	2-1/2 / 35'	Vacant	Vacant	Vacant

Lot No. 21 & 22	
Gross Lot Area	4.1± Ac.
Road, Right of Way, Access Way	0
Above Ground Utility Easements (13,208± sf or 0.3± Ac.)	0.3± Ac.
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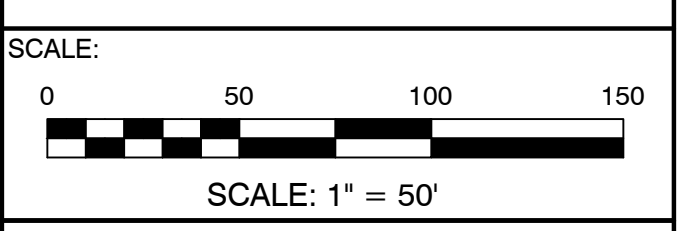
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**PARCEL CONSOLIDATION MAP**

- PREPARED FOR -  
**ASPETUCK LAND TRUST, INC.**  
LAND OF HOWARD A. FROMSON & DAVID STRASSLER  
WESTON, CONNECTICUT  
ASSESSOR MAP 1 • BLOCK 2 • LOT 21 & 22

APRIL 19, 2023

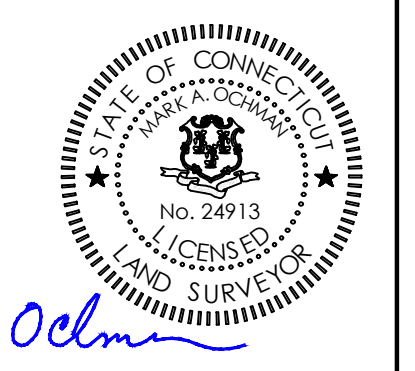
SHEET 1 OF 1



COMMENCE: 03/2021 FB: 168 PG. ALL  
DRAWN BY: MVB PROJECT NO.: 1865  
CHECKED BY: MAO DWG NO.: 24-

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- LEGEND**
- (WM) Water Meter
  - (WV) Water Valve
  - Manhole
  - E Electric
  - w Waterline
  - G Gas Line
  - Utility Pole
  - Stonewall

This Map Produced by Original Ink drawing on Polyester Film by Ochman Associates, Inc.