

Planning and Zoning Commission

24 School Road | P.O. Box 1007 | Weston, CT 06883 | (203) 222-2618  
REGULAR MEETING MINUTES JUNE 12, 2023  
Audio recording of the meeting is available here:

[https://drive.google.com/drive/folders/1e\\_uK1bD1amnAnDEspNaHD05HA7etCwih](https://drive.google.com/drive/folders/1e_uK1bD1amnAnDEspNaHD05HA7etCwih)

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

Ms. Korsh called the meeting to order at 7:17p.m.

**12 Old Mill Road / Hong McConnell, P.E. for Kleber Siguenza /Application for Flood Zone Development Permit, Cobbs Mill Inn, remodeling of the former JK Café space and 2nd floor above same (Date of receipt: 5/1/2023)** No one was present to discuss the application. Chairwoman Korsh continued the matter to the next regular meeting of July 10 at 7:15pm

**Upper Parish Drive (Assessor's Map 1, Block 2 Lots 21 and 22, 4.1± acres, a/k/a portion of 'First Piece' Deed V 648 P 299) / Louis Bacchiocchi, Land Stewardship Director, o/b/o Aspetuck Land Trust, Inc. / Application for a Special Permit for the construction of gravel parking area at a park per Section 341.11 of the Zoning Regulations.**

Ms. Loucas made a motion to set the public hearing date to July 10, 2023 for Upper Parish Drive Application for a Special Permit and Mr. Reiner seconded. All were in favor, the Motion carried (6-0).

**Wood Hill Road and School Roads / The Honorable Samantha Nestor o/b/o the Board of Selectmen / Town of Weston / Request for review and report on a proposed emergency access way on Town property located between the dead end of Wood Hill Road and School Road per CGS § 8-24.**

First Selectwoman Samantha Nestor introduced herself and Larry Roberts, Dept. of Public Works & Facilities Managing Director as well as Harry Rocheville, from McChord Engineering. Ms. Nestor explained the Town of Weston's Safety Officials, EMS, Fire and Police Chiefs have recommended this Project to the Board of Selectman.

Harry Rocheville showed the plans for the proposed emergency access way across Town property located at the end of Wood Hill Road. The proposal for the road is an EZ Pave System, with a gravel base, and a grass surface. To create the road, minimal grading is required; an area of the road will be excavated and then filled in back to the existing grade. Mr. Rocheville outlined a portion of the existing stone wall to be removed and replaced with a gate entrance. He referenced a planting plan for evergreen screening trees to serve as a buffer from vehicular traffic

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on School Road. Mr. Rocheville outlined the silt fences to protect any downgradient properties during construction.

Mr. Edgar made a motion for a positive referral and report regarding an emergency access way on Town property located between the dead end of Wood Hill Road and School Road Per CGS 8-24, as further described in this meeting. Ms. Korsh seconded, all were in favor, The motion carried (6-0).

**Approval of Minutes: Regular Meeting May 1, 2023**

Ms. Loucas made a motion to approve the May 1, 2023 Meeting Minutes and Ms. Korsh seconded. The motion carried (5-0-1 Mr. Edgar abstained).

Special Meeting, May 27, 2023 (Canceled owing to withdrawal of request for 8-24 review of proposed location of pickleball courts)

**Report from Land Use Director:**

**Update regarding proposed state legislation related to land use and planning**

Richelle Hodza reviewed proposed State legislation related to land use and planning with the Commission.

**Activities and status of business in the Land Use Department**

Ms. Hodza reviewed the status of recent applications received in the Land Use Department.

**Adjournment**

Mr. Edgar made a motion to adjourn, seconded by Mr. Reiner, all were in favor the motion carried (6-0).

The meeting adjourned at 7:45 pm

The next regular meeting is scheduled for Monday, July 10, 2023 at 7:15 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