

Planning and Zoning Commission
REGULAR MEETING MINUTES
JULY 10, 2023
HELD VIRTUALLY VIA INTERNET & PHONE

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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.

Mr. Carlon called the Meeting to order at 7:22 p.m.

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.

Due to a failure to properly notice the abutting neighbors, the public hearing could not be held. The Commission discussed setting a Special Meeting to continue the Public Hearing on July 24, 2023.

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. / Possible Deliberations and Decision on Application for a Special Permit for the construction of gravel parking area at a park per Section 341.11 of the Zoning Regulations

Due to a failure to properly notice the abutting neighbors, the public hearing could not be held. The Commission discussed setting a Special Meeting to continue the Public Hearing on July 24, 2023.

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, continued from June 12 for insufficient information.)

Mr. Carlon made a motion to deny the Application for Flood Zone Development Permit, Cobbs Mill Inn, remodeling of the former JK Café space, and 2nd floor. The application, which was received on May 1 2023, was continued from the June 12 2023 Meeting. The denial is without prejudice to the applicant. Mr. Edgar seconded the motion, all in favor, the motion carried (6-0).

New Business: Mr. Carlon made a motion to add discussion of the July 5th 2023, Cease and Desist letters issued to The Porters LLC, concerning the property known as, Assessor's Map 15 Block 2 Lot 81, Lords Highway, Weston, CT 06883 to the Agenda and Mr. Reiner seconded. All in favor, the motion carried (6-0).

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Ms. Hodza explained the three properties involved in the Cease and Desist orders. She explained currently, there is a driveway being constructed across the three properties without having being fully permitted by the Town. The applicant will need a Zoning Permit as well as a Soil Disturbance Permit. Ms. Hodza reviewed that the violator was requested to appear before the Commission at tonight's meeting, but no response has been received from the property owners at this time.

Approval of Minutes: May 1, 2023: Mr. Reiner made a motion to approve the regular meeting minutes from June 12, 2023 and Ms. Loucas seconded. The motion carried (5-0-1 Mr. Carlon abstain).

The next regular meeting is scheduled for Monday, August 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