

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

PAGE#23-12

**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 as scheduled. 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 as scheduled. 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.)**

The Commission reviewed the flood zone development permit application for the remodeling of the former JK Café space and the 2<sup>nd</sup> floor at 12 Old Mill Road. The application was received on May 1, 2023 and it was continued from the June 12, 2023 Meeting due to 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 2<sup>nd</sup> 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 the discussion of the July 5<sup>th</sup> 2023, Cease and Desist letters issued to The Porters LLC, concerning the property known as, Assessor's

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PAGE#23-13

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).

Ms. Hodza provided an overview of the situation regarding the Cease and Desist orders. She explained that three properties are involved, and there is an ongoing construction of a driveway across the three properties without proper permits from the Town.

The applicant will need a Zoning Permit as well as a Soil Disturbance Permit for this project. Ms. Hodza reviewed that the violator was requested to appear before the Commission at tonight's meeting, the property owners have not responded at this time.

**Approval of Minutes: June 12, 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 7, 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