

For a) Agenda
Aug 7, 2023
Set Pub Hearing.

PLANNING & ZONING COMMISSION
TOWN OF WESTON
CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

Land Use

Received

DATE 7/24/23

Richard Hobbs

APPLICANT DIG USA

ADDRESS 48 Norfield Rd. Weston, CT

OWNER Weston Ventures

ADDRESS 116 Pheasant Hill Rd. Weston

TAX ASSESSOR'S MAP NO. B02116 TAX ASSESSOR'S LOT NO. 22630

DISTRICT: RESIDENTIAL _____ BUSINESS _____ VILLAGE DISTRICT

GIVE AN ACCURATE DESCRIPTION OF THE LOCATION OF PROPERTY: (MUST CONFORM WITH THE PLOT PLAN AND TAX ASSESSOR'S MAP)

Please see attached memo

INDICATE THE SPECIFIC PROVISIONS OF THE ZONING REGULATIONS PURSUANT TO WHICH A SPECIAL PERMIT IS REQUESTED:

Please see attached memo

STATE PRECISELY THE NATURE OF THE USE PROPOSED WITH RESPECT TO SUBJECT PROPERTY

Please see attached memo

FREQUENCY OF USE: Monday - Friday / Occasional Weekends

HOURS OF USE: 8AM - 6PM

MAXIMUM NUMBER OF PERSONS ON PREMISES DURING USE: 50

MAXIMUM NUMBER OF VEHICLES ON PREMISES DURING USE: 1

TYPES OF VEHICLES: only the business owners car

FEE: \$70.00 \$75.00 \$230.00

RECEIVED FROM DIG, INC
CHK # 1206 DATED 7/21/2023

APPLICATION FOR SPECIAL PERMIT (CONTINUED)

Does a pre-existing non-conforming use exist at this time relative to the subject property, if so please explain in detail.

please see attached memo

Has any previous application been made to the ZBA for a zoning variance or special permit to ZBA or P&Z relating to all or part of said property? When? for what?

please see attached memo

I hereby depose and affirm that I have read the "Application procedure and Requirements," and that the statements in the application, and the information contained in the accompanying submission attached hereto, are true, to the best of my knowledge.

Applicant:

Dan Starbuck

Owner:

Jess Tijerquale



DIG USA Application for a Special Permit from the Town of Weston

This application is being submitted with a check made payable to the Town of Weston for \$230

DIG USA is requesting a Special Permit for 48 Norfield Road to operate a Summer Camp and after school programs for kids in grades K-6th. The State of Connecticut is prepared to issue a license to DIG to operate from 48 Norfield Road. The final step in obtaining this license is the sign off by the Fire Marshall in Weston. DIG USA believes that once the Special Permit is obtained the Fire Marshall will be able to do his inspection of the home and DIG USA can receive its license from the State of Connecticut.

Please find attached to this application:

- 4 Copies Plot Plans
- 4 Copies of Building Floor Plans
- 4 Copies of Building Elevations
- Tax Assessor's Map
- Plain Stamped Envelopes for the 8 property owners within 250 feet of the building

We will not be making any changes to the current structure of the building unless the town notifies us that certain changes need to be made in order to obtain the special permit.

Weston Ventures LLC (16 Pheasant Hill Rd Weston, CT) owns 48 Norfield Road, which is located at the corner of Weston Road and Norfield Road.. DIG USA leases approximately 3100 sq ft of space. Currently, a portion of the upstairs is being used as 2 bedrooms and the remainder of the space DIG USA occupies is being used to run a summer camp and after school programs. DIG USA does not have to use the 2 rooms upstairs as bedrooms and is willing to have the entire area be used for DIG USA summer camp and after school programs if it affects obtaining this special permit from the Town of Weston.

DIG USA believes that under 322.2 (a, xv) of the Zoning Regulations for the Town of Weston which states "Other uses, including civic, cultural, and non-profit uses, which the Commission finds are similar to one or more of the uses permitted in this Section 322.2(a)" that DIG USA can operate out of 48 Norfield Road.

We have been operating our successful program in Weston for the past 7 years utilizing the Public Library, the property attached to the Library as well as private homes. As our programs have expanded we needed additional space which is why we found it necessary to lease 48 Norfield. We also operate a program in Wilton out of Our Lady of Fatima Church Property. We have over 100 Weston children participating in our programs throughout the year and it is extremely popular with young families who have moved to Weston in the last 5 years. DIG stands for Determination, Integrity and Growth. Our programs are focused on the kids and continuing to help them grow. After school you can find kids creating projects in the arts and crafts room learning how to solve a rubik's cube, improving their chess skills, playing a soccer game with their friends or honing in on their flag football skills.

During the school year DIG USA would operate from 3:00-6:00 with occasional Saturday/Sunday activities. During the summer DIG would operate from 8AM-4PM with occasional Saturday//Sunday activities. The State of Connecticut has told us that we can accommodate 40 children at a time based on the building.

DIG USA will also be requesting from the town to utilize the Onion Barn parking lot for drop offs and pickups in a supervised manner. We believe this will be an efficient way for supervised pickups to be executed quickly and not disrupt the community. Please note all property taxes for any equipment that we use has been paid to the town.

We look forward to hearing from the Planning and Zoning Board and being able to continue running this after school program and camp that has been so beneficial to the community.

2817



MAP OF PROPERTY
PREPARED FOR
GEORGE C. GUIDERA

WESTON, CONN.
SCALE: 1" = 20' - 21 APR. 1983



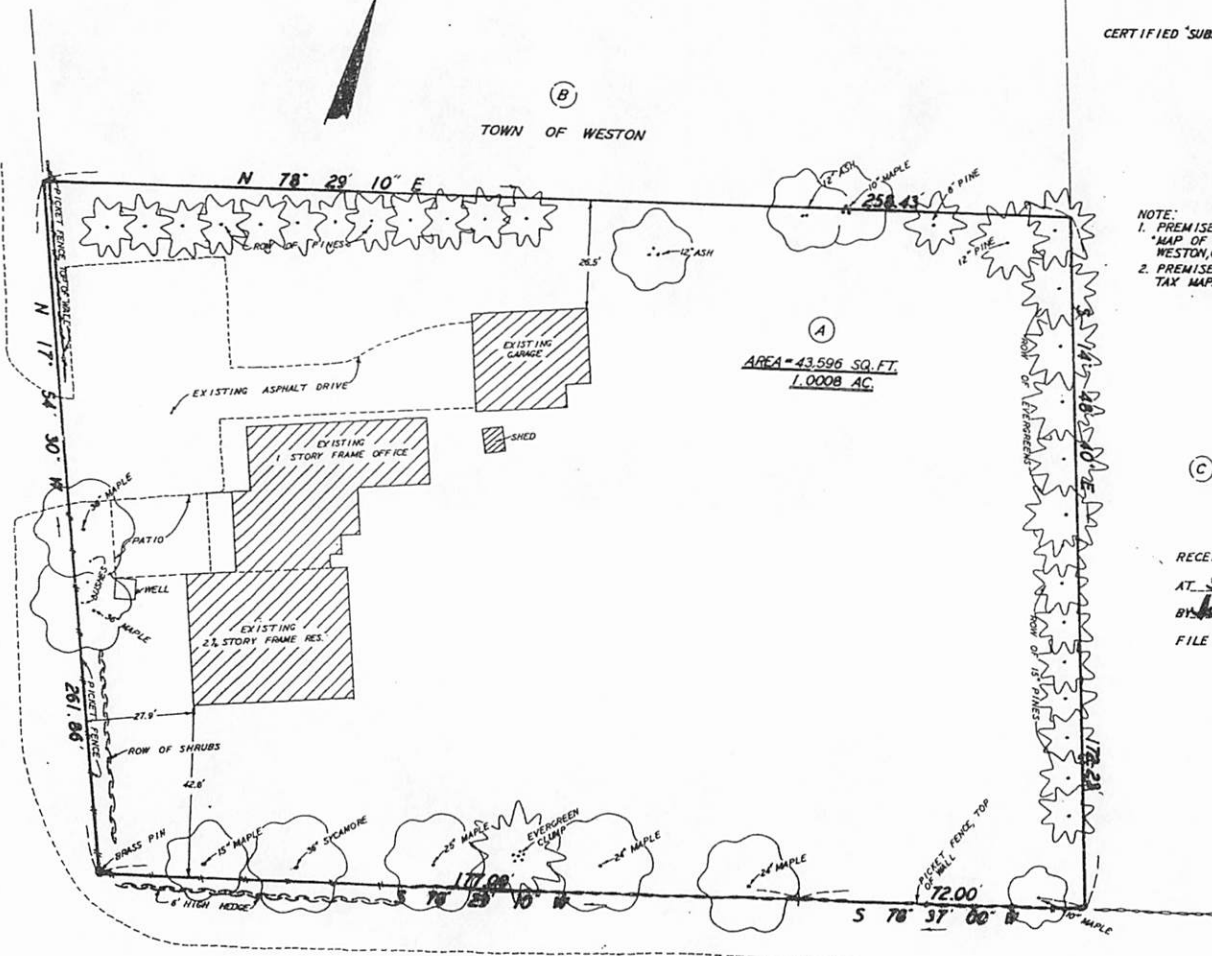
LEO LEONARD SURVEYOR



CERTIFIED "SUBSTANTIALLY CORRECT" CLASS "A-2" ACCURACY
Leo Leonard
LEO LEONARD, P.E., L.S.
CONN. REG. NO. 2486

WESTON ROAD

(B)
TOWN OF WESTON



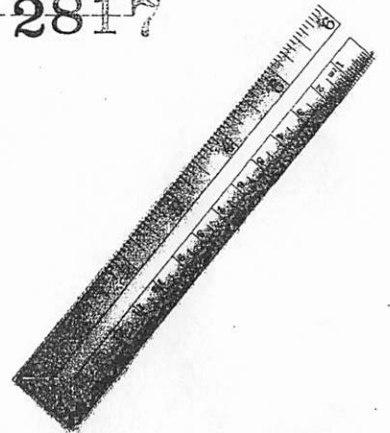
(A)
AREA = 43,596 SQ. FT.
1.0008 AC.

(C) TOWN OF WESTON

NOTE:
1. PREMISES BEING LOT "A" AS SHOWN ON RECORD MAP NO. 651 ENTITLED "MAP OF PROPERTY PREPARED FOR ROGUES RIDGE PROPERTIES, INC., WESTON, CONN., AUG., 1950, SCALE 1" = 40", BY W. J. WOOD, JR., SURVEYOR.
2. PREMISES DESIGNATED AS TAX LOT 30 BLK. 6 SHEET 22 ON THE WESTON TAX MAPS.

RECEIVED ON FILE IN THE WESTON TOWN CLERKS OFFICE
AT 9:15 A.M. ON 11/10/83
BY *John M. Rosenthal* TOWN CLERK

FILE NO. 2817



NORFIELD ROAD

2817



Town of Weston, CT

Property Listing Report

Map Block Lot 22 6 30

Developer Map 577,651, 2817

Unique Identifier R02116

Developer Lot A

Building # 1

Property Information

Property Location	48 NORFIELD ROAD
Mailing Address	16 PHEASANT HILL ROAD WESTON CT 06883
Land Use	Residential
Zoning Code	R-2AC
Neighborhood	5-5

Owner	WESTON VENTURES LLC
Co-Owner	
Book / Page	0589/0027
Land Class	Residential
Census Tract	83360
Acreage	1

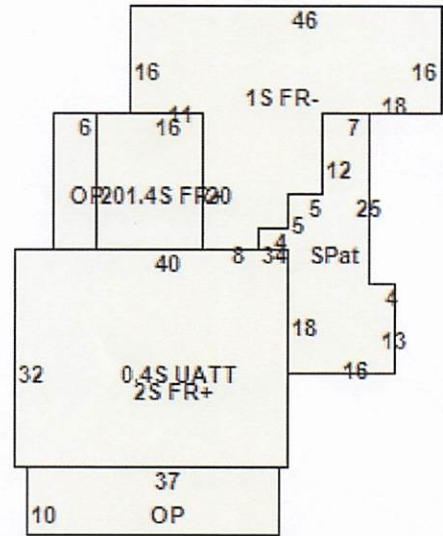
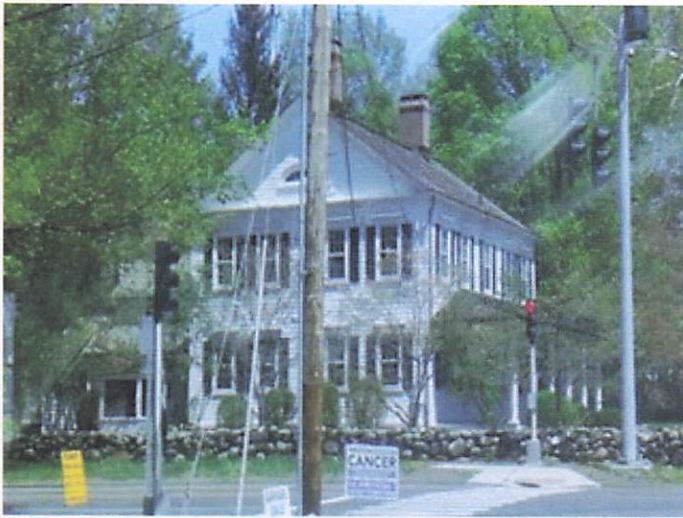
Valuation Summary

(Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	549686	384780
Outbuildings	19430	13600
Land	316780	221750
Total	885896	620130

Building Area Info - sq/ft

Living	4032
Basement	1600
Finished Basement	0
Fin Bsmt Quality	



Primary Construction Details

Year Built	1830
Building Desc.	Residential
Building Style	Colonial
Stories	2
Exterior Walls	Clapboards
Exterior Walls 2	
Interior Walls	Drywall
Interior Walls 2	
Interior Floors 1	Hardwood
Interior Floors 2	

Heating Fuel	Oil
Heating Type	None
AC Type	Central
Bedrooms	5
Full Bathrooms	2
Half Bathrooms	3
Extra Fixtures	0
Total Rooms	14
Bath Style	NA
Kitchen Style	
Occupancy	1

Building Use	Single Family
Building Condition	Very Good/Excellent
Frame Type	Wood Frame
Fireplaces	7
Bsmt Gar	0
Bsmt Access	
Building Grade	0
Roof Style	Gable
Roof Cover	Wood



Detached Outbuildings

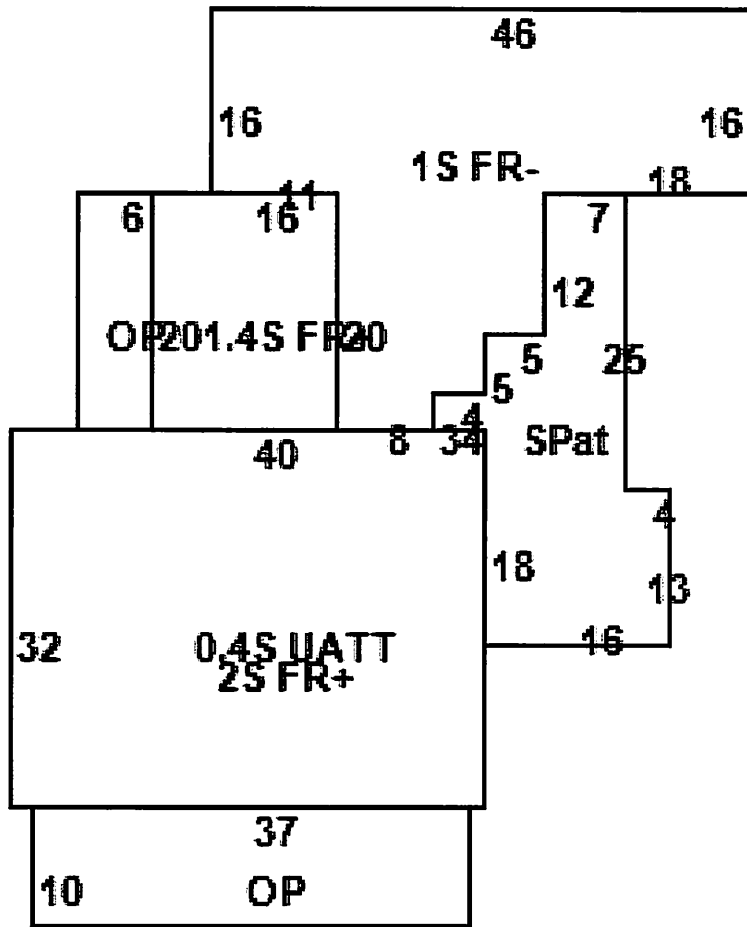
Type	Description	Area (sq ft)	Condition	Year Built
Patio	Det Masonry	400	Average	2008
Garage	Detached Garage	576	Fair	1900

Attached Extra Features

Type	Description	Area (sq ft)	Condition	Year Built
Porch	Open	120	Very Good/Excellent	1830
Patio	Stone Patio	460	Very Good/Excellent	1830
Porch	Open	370	Very Good/Excellent	1830
Attic	Unfinished Attic	512	Very Good/Excellent	1830

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
WESTON VENTURES LLC	0589_0027	12/29/2016	609000
REAL ESTATE HOLDINGS LLC	0589_0001	12/27/2016	0
FAIRFIELD COUNTY BANK	0526_0099	2/15/2012	0
177 WESTON ROAD LLC	0514_0058	3/30/2011	0
MAGEE KAREN E ET AL	0288_0425	7/21/2000	0
MAGEE KAREN E ET AL	0235_0313	1/26/1996	0
MAGEE, KAREN E. et al	0226_833-	1/17/1995	0
MAGEE, KAREN E. et al	0216_822-	1/4/1994	0





#

1.9

29

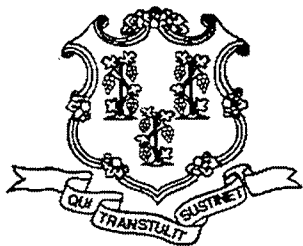
Norfield Rd

22-6-30
1 AC
#48

53

State Hwy 53

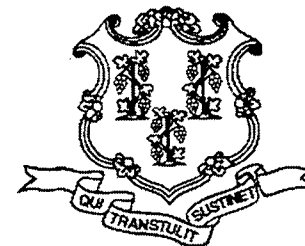
22-



State of Connecticut

Office of Early Childhood

450 Columbus Blvd, Suite 302, Hartford, CT 06103
(860) 500-4450



In Accordance with Connecticut General Statutes 19a-420 to 19a-429 inclusive,
the Connecticut Office of Early Childhood issues this license, which is non-transferable, to:

DANIEL PELLETIER

to operate a

Youth Camp


at

DIG USA

48 NORFIELD RD WESTON, CT 06883-2251

License Number: **YCYC.01592**
Expiration Date: **07/31/2024**
Approved for the Following Services:

Day Camp




Beth Bye
Commissioner



M E M O R A N D U M

To: Applicants Dan Pelletier and Beth Lampel for DIG USA
Via email only: digcoachdan@gmail.com; digcoachbeth@gmail.com

From: Richelle Hodza, Land Use Director 

Date: October 2, 2023

Re: 48 Norfield Road
Special Permit Application by DIG USA for Mixed Use in the Village District

Having consulted the Town's land use attorney, the following are required in order for the Planning and Zoning Commission to render a decision in the above matter.

1. A-2 Survey showing existing conditions (within the last ten years)
2. Site Plan showing compliant on-site parking (Sec.363 and Appendix A. 2. (c) and (d))
3. If parking requirements cannot be met on site, a signed lease agreement for off-site parking spaces
4. Lighting Plan, for safety especially during winter darkness (Appendix A. 2. (e))
5. Lease Agreement between applicant and owner (no short-term rentals are permitted)

The following are not required unless the Commission determines otherwise.

1. Traffic study (no observable increase in traffic since operation of DIG programs began)
2. Stormwater management reports (no site work)
3. Architectural plans (no changes to exterior)
4. Village District Consultant (no changes to exterior)

Please Note:

1. The Public Hearing must be closed no later than Monday, October 16, 2023 (35 days from its opening), unless the applicant wishes to allow the Commission more time. The applicant may grant the Commission an extension of the time allowed for the public hearing to a maximum of 65 days (December 20, 2023).
2. The applicant appears amenable to agreeing to a limited 5-year Special Permit. Six months before expiration of the permit, the applicants could apply for an extension of the permit.

cc: Sally Korsh, Planning and Zoning Commission Chair skorsh@westonct.gov



Marina Zegarelli <landuseadmin@westonct.gov>

Fwd: [EXTERNAL] DIG Continuation of Public Hearing

1 message

Richelle Hodza <rhodza@westonct.gov>

Tue, Oct 3, 2023 at 4:03 PM

To: Marina Zegarelli <mzegarelli@westonct.gov>

Richelle Hodza | Director | Land Use Department
Town of Weston | 24 School Road | office 203 222 2530 | cell 203 604 5054
Office Hours | M T W | 9 - 4 | or by appointment

----- Forwarded message -----

From: **beth lampel** <digcoachbeth@gmail.com>

Date: Mon, Oct 2, 2023 at 8:00 PM

Subject: [EXTERNAL] DIG Continuation of Public Hearing

To: Richelle Hodza <rhodza@westonct.gov>

Hi Richelle - DIG would like to grant the commission a 65 day extension to keep the hearing open to allow us time to gather required information.

Thanks,
Beth



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] Letter in support of DIG USA

Erin Tiska <digcoachtiska@gmail.com>

Thu, Sep 7, 2023 at 7:32 PM

To: landuseadmin@westonct.gov

Cc: Dan Starbuck Pelletier <digcoachdan@gmail.com>, beth lampel <digcoachbeth@gmail.com>

Dear Planning and Zoning Commission,

I am writing to support DIG USA with their zoning request not only as a Weston parent but as a DIG Coach. When we first moved to Weston in 2019 my eldest child was introduced to DIG by some friends. Gradually we grew more involved and bit by bit each of my three children were deemed "DIG kids." The DIG complex has become a second home to my kids; Somewhere they are comfortable, safe, and nurtured by coaches who have all grown up together in town. DIG gives opportunities to older kids to mentor and model themselves to the younger kids in town. Because I admire this company and everything it stands for, I started working for DIG this past spring. The current location is extremely convenient and safe for kids in the elementary and intermediate school to get to with DIG's secure pick up system of walking the kids door to door. For summer camp, drop off and pick up is also a flawless operation with the use of the onion barn parking lot. I am grateful for the opportunity to work with DIG and help mold so many children into amazing human beings. Having this particular location can allow us to do that because it is centrally located where many of the Weston residents frequent.

Thank you for your consideration,

Erin Tiska



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] DIG in Weston

Heather McKee <hmckee_30@hotmail.com>

Thu, Sep 7, 2023 at 7:00 PM

To: "landuseadmin@westonct.gov" <landuseadmin@westonct.gov>

Cc: Dan Starbuck Pelletier <digcoachdan@gmail.com>

I have been a supporter of Coach Dan & DIG for many years now. He helped initially engaging my kids with chess & sports (starting with capture the flag and leading to chess, soccer, football, history). He has run private pods & camps in my back yard for years.

DIG's focus on good sportsmanship, strategy, technique, history- is a parents dream. It offers SO much more than other after school activities. It is enrichment in the truest sense that is offered. Building kids minds, bodies, moral compass.

Needless to say, I am a Weston resident who strongly supports DIG having a children's activity center at the current location on Weston Rd/Norfield. The location is convenient & close to the town center & schools- allowing parents & kids a great convenience.

Coach Dan & his coaches have had a huge impact on both my boys (10 & 11 years old) - in offering role models that are athletic & kind & smart & act with integrity.

What DIG offers is different than anything else in Weston- the focus on developing good, solid human beings is what our town needs.

Best,
Heather McKee
110 Good Hill Rd

Sent from my iPhone



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] Re: the Weston DIG Complex

Natalie Ponte <natalieminorponte@gmail.com>
To: "landuseadmin@westonct.gov" <landuseadmin@westonct.gov>
Cc: Dan Starbuck Pelletier <digcoachdan@gmail.com>

Thu, Sep 7, 2023 at 2:46 PM

Hi there! I wanted to write to show my support for the location of the DIG complex in Weston. It's been so wonderful to have an after school & camp program so close to the school. My kids absolutely love DIG, and have made friends there, learned chess, and blown off lots of steam playing gaga ball and capture the flag.

One of the things I love most about DIG is the way it brings community together, and provides much-needed childcare & enrichment for kids – especially given how quickly spots fill up for WOW programs. We'd love to see the DIG complex solidified as a permanent fixture in town.

Thanks so much for your consideration!

Natalie Ponte
Writer, Editor, and Startup Advisor
natalieponte.com
(646) 468-8872



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] DIG

Claire Newman <clairenewman31@gmail.com>
To: landuseadmin@westonct.gov

Sat, Sep 9, 2023 at 11:58 AM

Hi , I wanted to send an email and voice my support for the DIG program in town. All my kids do DIG on a regular basis. And to be honest I would be lost without it some days ,when my kids have no school And I need to Work, DIG provides a safe place for them to go, play , have fun and run around With their friends. It's an amazing resource for this town to have , and Dan the owner is providing us parents with a vital service . My kids absolutely love it ... the location is in the heart of the town. Drop off and pick up is a breeze . Dan and his staff ensure all Kids are safe and accounted for !!! This town needs DIG.

Respectfully

Claire Newman
107 Good Hill Road
917-353-2187



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] Weston DIG Camp location

John Egan <J.Egan@smtshipping.com>

Thu, Aug 17, 2023 at 10:56 AM

To: "landuseadmin@westonct.gov" <landuseadmin@westonct.gov>, "digcoachdan@gmail.com" <digcoachdan@gmail.com>

Cc: Francesca Egan <francescaliams@hotmail.com>

To whom it may concern,

Our 5 year old son Jacques attended the DIG camp in Weston this summer and it was fantastic. For one they were able to accommodate a late request from a bunch of kids from St Francis. This was my son's first time going to camp so we were a little nervous but Coach Dan and his staff are very responsible, respectful after day one when my son came back beaming with joy we were put at ease. I am not sure what this building get used for much of the year but I cant think of a better use than to host the towns young children. The camp is really providing a service to the Weston community families also not to mention DIG is reasonably priced compared to the other camps we have looked at since in the area which a lot of people can appreciate these days

My Son loves Weston DIG and we hope we will be sending him to this Weston location again next summer. It's a great addition to Weston.

Thanks & Best Regards

John Egan

Commercial Manager

D: + 1 203 599 1530

M: + 1 917 454 8616

Skype: johnegan1

Commercial@smtshipping.com

J.Egan@smtshipping.com



www.smtshipping.com

The information contained in this email is confidential and may also be legally privileged. It is only for the use of the intended recipient. If you are not the named or intended recipient, please notify us immediately. In such an event, you must not use or disclose the contents of this email to any other person.



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] DIG WESTON

Kimberly and Brian Foster <oliverfoster.parents@gmail.com>

Thu, Aug 17, 2023 at 11:03 AM

To: landuseadmin@westonct.gov

Cc: Dan Starbuck Pelletier <digcoachdan@gmail.com>

Mullen Foster Family
Weston, CT 06883
oliverfoster.parents@gmail.com
917-370-4724
17 August 2023

Weston Town Hall
landuseadmin@westonct.gov

To Whom It May Concern:

I hope this letter finds you in good health and spirits. I am writing to express our support for DIG Weston. As I'm sure you know, DIG provides much needed educational opportunities and a safe haven as a children's education and activity center in Weston.

In a time when safely nurturing a child's growth and development is of paramount importance, DIG's unique approach is a gem in our community. I've found that Dan and team seem committed to fostering an encouraging environment through play and exploration. Our children have an enjoyable space to engage in these activities with their friends while making new ones, further connecting our community and serving a testament to the positive impact DIG has had thus far.

As a parent, I've personally witnessed the transformative effect DIG has had on our son. His enthusiasm for learning and socializing, the latter of which was critically needed after years of COVID lockdown as an only child, has been reignited. It warms my heart to see him so excited about his visits to DIG, and the stories he shares afterwards about nerf, gaga ball, video games, strategy, and especially the boosts to his self-confidence from the awards they hand out on occasion. We also can't wait for him to engage more on chess and in future travel opportunities that they offer. (For what it's worth, I've lost count of the number of positive text messages with other parents about DIG.)

I kindly request support and recognition for DIG, which not only provides a fun, nurturing environment for our children, but also contributes to the overall economic development of Weston while demonstrating our commitment to the well-being of our town's youth. Supported by us, I look forward to witnessing the continued growth and success of DIG, and remain optimistic about the positive impact it will continue to have on our children and town.

Thank you for your time and consideration.

Sincerely,

Kimberly Mullen Foster

cc: Brian Foster, Dan Starbuck Pelletier



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] DIG complex at Norfield

Linda Lipner <linda.lipner@gmail.com>

Fri, Aug 4, 2023 at 11:54 AM

To: "landuseadmin@westonct.gov" <landuseadmin@westonct.gov>

Cc: Dan Starbuck Pelletier <DIGCoachDan@gmail.com>

Hello,

I understand there are some administrative processes for the DIG complex to be properly zoned. As a Weston parent, I cannot stress enough how wonderful it is to have the DIG complex in its current location. In the past, DIG programs were held at private residences which caused a number of challenges. Now, with the DIG complex accessible for all children, it provides another enrichment program for our youth. My three children have been involved with WOW programs, Parks and Rec programs, and DIG programs. All offer widely varied programming and the children truly benefit from having such programs after school.

That children are now able to walk from school, on brand-new sidewalks no less, to after-school DIG programs is simply ideal, especially in a town where walking is neither easy nor safe.

I would encourage the town of Weston to continue to support the DIG complex and the programs it offers. Like Parks and Rec, the DIG programs are a gem right here in our little town.

Thank you,
Linda Campbell Lipner
95 Old Hyde Rd



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] Zoning for DIG

Abbey Dillon <abbey.dillon@gmail.com>

Tue, Aug 1, 2023 at 2:22 PM

To: "landuseadmin@westonct.gov" <landuseadmin@westonct.gov>

Hi Richelle,

I understand the town is looking at DIG's facility on Norfield Road. I grew up in Weston and moved back during the pandemic.

I understand using that building as a kids' center is very different from the office it once was, but I want to share what a difference it makes to my kid's quality of life. My son transferred into the schools in 7th grade. While he was happy enough, he was still searching for his niche. I signed him up for after school sports, and he enjoys the Dungeons and Dragons club on Wednesdays, but when he met Dan and Jithu and started chess and history lessons with him, my son's face lit up. He had found "his people."

The DIG location at the corner of Norfield and Weston Road also gives my son the freedom to walk there after school. And using the crosswalk to stop by the center with other kids really helps solidify their friendships.

As a former teacher, I completely understand the importance of zoning when it comes to kids' safety. I hope there is a way to keep DIG in their location. I wish there had been something similar when I was a student here.

Please let me know if you have any questions.

Kind regards,
Abbey
203-808-6288



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] Zoning for DIG

Abbey Dillon <abbey.dillon@gmail.com>

Tue, Aug 1, 2023 at 2:22 PM

To: "landuseadmin@westonct.gov" <landuseadmin@westonct.gov>

Hi Richelle,

I understand the town is looking at DIG's facility on Norfield Road. I grew up in Weston and moved back during the pandemic.

I understand using that building as a kids' center is very different from the office it once was, but I want to share what a difference it makes to my kid's quality of life. My son transferred into the schools in 7th grade. While he was happy enough, he was still searching for his niche. I signed him up for after school sports, and he enjoys the Dungeons and Dragons club on Wednesdays, but when he met Dan and Jithu and started chess and history lessons with him, my son's face lit up. He had found "his people."

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As a former teacher, I completely understand the importance of zoning when it comes to kids' safety. I hope there is a way to keep DIG in their location. I wish there had been something similar when I was a student here.

Please let me know if you have any questions.

Kind regards,
Abbey
203-808-6288



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] Support for DIG zoning approval

Diane Beltz-Jacobson <d.beltzjacobson@gmail.com>

Sat, Jul 29, 2023 at 5:20 PM

To: landuseadmin@westonct.gov

Cc: "DIGcoachDAN@gmail.com" <DIGcoachDAN@gmail.com>

I am writing to express my support for DIG's application for zoning approval for its afterschool/ summer programs. My son has participated in their programs this past year and summer. Every experience has been positive and we have been very happy that DIG is in Weston. Their programs fill a critical need in town for families. There is no equivalent facility in Weston. We strongly urge you to approve the necessary permits for DIG to continue to serve our community.

Sincerely

Diane Beltz Jacobson



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] DIG Complex

1 message

Shaw Brown <shawbbrown@gmail.com>

Fri, Jul 28, 2023 at 3:33 PM

To: landuseadmin@westonct.gov

Cc: Dan Starbuck Pelletier <digcoachdan@gmail.com>

To whom it may concern,

My name is Shaw Brown and I have lived in Weston since late 2013. My family has had the pleasure of working with Dan and DIG as both my kids have done soccer lessons and had parties with them too.

I am writing today about zoning of DIG for a Children's activity center. I think this would be an amazing idea for the town and kids in Weston. The group has had a massive impact on both my kids and they have always enjoyed their times with DIG>

I am happy to discuss more if needed,

Thanks
Shaw Brown



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] Weston DIG location

Barbara Clancy <barbara.callao@gmail.com>
To: landuseadmin@westonct.gov
Cc: Dan Starbuck Pelletier <digcoachdan@gmail.com>

Thu, Jul 27, 2023 at 7:33 PM

Good evening

I am writing in support of the Weston DIG location off Weston road. My son began participating in DIG activities last year and as a result he has developed a very strong passion for chess which we would have never known since my husband and I don't really play chess. This has helped my son learn about strategy, good sportsmanship and thinking through his actions. Coach Dan and all the other coaches are really supportive and kind. It's been a wonderful program and we would look to forward a facility in Weston!

Thank you!

Barbara Clancy
28 timber mill lane
Weston CT 06883

--

Barbara Clancy
646-957-0190



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] Dig Complex

Jamie Scribner <jhscribner@gmail.com>

Thu, Jul 27, 2023 at 2:29 PM

To: landuseadmin@westonct.gov

Cc: Dan Starbuck Pelletier <digcoachdan@gmail.com>

Hello,

I'm writing in support of the Dig Complex at the corner of Norfield and Weston Road. Given it's location, it is an ideal recreational and educational spot for kids in the Weston school system as they can walk from any of the schools on school road without crossing major streets. Dan and his staff work very hard to appeal to a wide range of interests and are constantly adding programs to suit the needs and wants of our community's kids. They are a great addition to the community and I hope will be around in their current location for a long time so that lots of kids and families can take advantage of their offerings. They are an asset to the town.

Jamie Scribner
Weston, CT

Sent from my iPhone



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] 100% Support of DIG and its location

Cook, Joan <joan.cook@yale.edu>
To: "landuseadmin@westonct.gov" <landuseadmin@westonct.gov>
Cc: Dan Pelletier <digcoachdan@gmail.com>

Thu, Jul 27, 2023 at 9:05 AM

To Whom It May Concern,

I am a local Weston mom of three children. I am also a clinical psychologist and Professor at Yale.

My children have been attending DIG camps and after school programming for years. In my personal and professional opinion, DIG and its founder Dan Pelletier (cc'd here) and all of his staff are an incredible asset to our amazing little town. Dan and his team bring much needed support, structure, guidance, intellectual stimulation and fun to our children and families.

Dan mentioned that they are in the process of getting the DIG complex zoned properly with the town. It's location is exceptional for a children's activity center. My husband and I are in 100% support.

If you should want to hear additional praises of Dan and DIG, please do not hesitate to reach out.

Thank you so much for your attention,

Joan

Joan M. Cook, Ph.D.

Professor

Yale School of Medicine

Department of Psychiatry

1-203-856-2782



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] DIG Complex - Town Zoning

McDermott, Charlie <Charlie.McDermott@cbrealty.com>
To: "landuseadmin@westonct.gov" <landuseadmin@westonct.gov>
Cc: Dan Starbuck Pelletier <digcoachdan@gmail.com>

Tue, Jul 25, 2023 at 10:08 AM

To Whom it May Concern,

I am writing this letter with the utmost enthusiasm and support for the DIG complex and its proposed zoning as a children's activity center. As a Weston resident, active member of the Weston community, and devoted advocate for the welfare of our children, I know firsthand that DIG is an invaluable asset to our community and is cherished by the young ones it serves.

DIG's vision is unlike anything our town has seen before and, given the post-pandemic influx of young families, is both commendable and timely. It fills a much-needed void in providing a safe, engaging, and nurturing space where children can learn, play and grow together. The Weston community already greatly benefits from DIG as a place that caters to children and encourages creativity, teamwork, and personal development.

DIG's location is nothing short of ideal. Being in such close proximity to schools makes it easily accessible for parents, guardians, and coaches to bring children to the facility, fostering a seamless transition from school to play. The convenience of walking to the DIG house, particularly now the town's new sidewalks are being completed, will not only promote active lifestyles but also instill a sense of independence and responsibility in the young participants.

It is no secret that Weston lacks and kind of central community meeting area, and it is the youngest of our residents that suffer the most due to this. I grew up in Weston and always had to venture to neighboring towns to find any kind of youth community. DIG is creating a local hub of innovation and learning where kids can explore their interests and talents under the guidance of dedicated and skilled instructors. Its diverse range of activities caters to various interests and I imagine they are only just brushing the surface of their own potential.

My own family have used DIG for after-school activities, summer camp and birthday parties. I can wholeheartedly say that it is my children's favorite place to spend their time.

DIG's strategic location, coupled with its diverse offerings and community-building potential, promises to make it a beloved Weston institution for years to come. I am confident that it will become an indispensable part of our community, contributing to the growth and development of our future generations.

Thank you for your attention to this matter. If I can be of any assistance in furthering this process, please let me know.

Many thanks,

Charlie McDermott

Coldwell Banker
Real Estate Salesperson

Westport Office
355 Riverside Avenue
Westport, CT 06880
C: 914-419-5022
O: 203-227-8424
charlie.mcdermott@cbrealty.com

***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] DIG Complex Zoning - Weston

Lauren Roth <lkroth11@gmail.com>

Tue, Jul 25, 2023 at 9:31 AM

To: landuseadmin@westonct.gov

Cc: Dan Starbuck Pelletier <DIGCoachDan@gmail.com>

Good Afternoon!

It's my understanding that the DIG complex is going through zoning with Weston and I just wanted to share from my perspective as a 7-year Weston resident and mom of 3 kids (ages 10, 7, and 3).

Over the last couple of years, we have used DIG coaches for birthday parties and in the back-half of this school year, my oldest began coming to the Weston complex after school. I'm a full-time working mom and having a safe space that he can come to immediately after school with convenience makes a huge difference in our lives. He's learned how to throw a football, he can solve a rubik's cube, learned how to play dungeons and dragons and I've seen a shift in his confidence.

My 7 year old started camp this summer. He has Selective Mutism which means that in some spaces, he doesn't say a word or participate in activities, while in other environments he's very talkative and thrives. He is non-verbal at school and the camp he went to last Summer. We didn't know what to expect, but DIG Weston has been amazing for him. Not only does he participate, but he speaks.

DIG Weston has created a fun and nurturing environment for kids and an amazing convenience for working parents in Weston that have so few options close to home.

Best,
Lauren

--

Lauren Roth
lkroth11@gmail.com
(516)426-8535



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] In support of DIG

CHRISTINA SPIELER <cspieler11@aol.com>

Tue, Jul 25, 2023 at 9:07 AM

To: landuseadmin@westonct.gov

Hello-

I am writing in support of the DIG complex on the corner of Norfield and Weston Road. I am a mom to three boys and have lived in Weston for 15 years. All three of my boys have done various classes and activities with DIG from chess, to soccer to camps. The list goes on. They love their time at DIG and the staff is always exceptional, thoughtful and willing to go the extra mile. Having a place for the kids to go after school that is walking distance is a huge asset for not only the children but the town as a whole. I hope we can continue to make this business flourish in our town.

Thank you,
Christina Spieler
Mom to Max (11), Gray (10) and Finn (6)

Sent from my iPhone



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] DIG Complex

Dana Repka <dana.repka@gmail.com>
To: landuseadmin@westonct.gov

Mon, Jul 24, 2023 at 4:43 PM

Hi,

My children have had many, many positive class and camp experiences with Dan and his team at the house in Weston. Our family has come to think of it as the community center Weston so desperately needs. The staff are safe, responsible and timely. My kids look forward to going to any type of class, whether chess, Rubik's cube or sports. Dan and his team provide a safe and fun experience for Weston's kids right in the center of town.

Sincerely, Dana Repka
[15 Twin Walls Lane](#)

--

Dana Repka
cell: 203-209-4318



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] Support for correct zoning for DIG facility

Ashleigh Owens <ashleigh.owens@shiftproject.org>

Mon, Jul 24, 2023 at 4:38 PM

To: "landuseadmin@westonct.gov" <landuseadmin@westonct.gov>

Cc: "DIGCoachDan@gmail.com" <DIGCoachDan@gmail.com>

Hello,

I would like to lend my voice in support of the DIG complex in Weston achieving proper zoning. The complex offers invaluable support for parents with children in Weston and great opportunities for the children to interact in a very practical location for those of us living and working in Weston. My own children participate in chess, camps and after school activities.

I hope that the application will meet with success.

Sincerely,

Ashleigh Owens

Ashleigh Owens

Deputy Director | Financial Institutions Lead

Shift — *the leading center of expertise on the UN Guiding Principles on Business and Human Rights*

M +1 646 975 0505 **TZ** EST/ EDT (Connecticut, USA)

E ashleigh.owens@shiftproject.org | **W** www.shiftproject.org | **T** @shiftproject

Pronouns: she/her (what's this?)



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] Support for DIG complex from Weston residents

Benita Hussain <bdhussain@gmail.com>

Mon, Jul 24, 2023 at 10:50 PM

To: landuseadmin@westonct.gov

Cc: Dan Starbuck Pelletier <digcoachdan@gmail.com>, Noah Cohen-Cline <noahcc@gmail.com>

Hello all,

I'm writing to voice support for the rezoning of the DIG house on Norfield Road. We absolutely love this small business. Coach Dan and his team are providing a well-run, positive, energetic, educational, inclusive community building space and physical activities for our town's children—and a huge service to Weston's working parents through their afterschool and school break care. We 100% support their efforts.

Thank you!

Benita Hussain, Noah Cohen-Cline- 9 Salem Road, Weston

--

Benita D. Hussain
917.239.7268



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] Our Experience with DIG

Emily Nihan <emilynihan@gmail.com>

Mon, Jul 24, 2023 at 7:58 PM

To: landuseadmin@westonct.gov

Cc: Dan Starbuck Pelletier <digcoachdan@gmail.com>, Rob Bernstein <rbernste@gmail.com>

Hello,

I understand there is discussion about the zoning of the DIG house here in Weston. I am super hopeful that DIG will get the appropriate zoning in place in order to operate fully as a camp and after school program. We absolutely love DIG. Our son Ryan Bernstein has gone to camp there during school breaks, he has done two after school classes with DIG (Rubik's cube class and Chess class), and he is signed up for camp this summer starting in August. What I love most about DIG is how much Ryan loves it. He so looks forward to all of his DIG activities and I think that's a testament to how wonderful the coaches are. But I also think it speaks to how well run it is. It is structured enough to keep kids entertained, fed, happy, and safe for a full day, but engaging enough to be fun for everyone whether your kid is an athlete or a chess whiz or both! Another thing I love about DIG is how it makes life for us parents so much easier. My husband and I both work full time (which I'm sure is quite common in town) and without DIG I'm not sure how we'd cover childcare during school breaks. DIG drop off and pickup is organized and easy, and on days Ryan does after school classes a coach picks him up from Hurlbutt and walks him over. If it weren't for that we would have Ryan doing Norfield after school daily. We love Norfield too, but DIG offers Ryan the ability to learn something new and do something out of the ordinary.

As we all know, Weston is a wonderful place to raise a family. But there isn't much for kids to do here other than school, Norfield after school, and little league. DIG is a game changer. So many fun after school activities. I'm especially conscious that for the child who isn't interested in soccer or baseball and whose parents may not have time to bring them to a computer coding class in Westport, DIG is a great thing.

If there is anything I can do to help the cause please let me know. I would be devastated if DIG weren't able to offer camps anymore and I know Ryan would be heartbroken. DIG has demonstrated how capable they are of running Children's programs and they have stepped in to fill a gap our town has had.

Thank you for your consideration.

Best,
Emily Bernstein
646-391-1005

Sent from my iPhone



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] Support for DIG complex in Weston

Robin Saidov <robin.saidov@gmail.com>

Mon, Jul 24, 2023 at 6:08 PM

To: "landuseadmin@westonct.gov" <landuseadmin@westonct.gov>

Cc: Dan Starbuck Pelletier <digcoachdan@gmail.com>

Hi Land Use Admin,

I'm writing to support the DIG complex in Weston being zoned for use as an after school location and summer camp location.

My son, Warren, has been enjoying participating in DIG activities since we first moved to Weston last year. We tried several different summer camps last year, and Warren tells me over and over that DIG camp and after school is the only activity that he would like to do.

Warren is autistic, and Coach Dan has made an environment where he is flourishing and making friends. In our opinion, there aren't any other youth activities local to Weston that compare. His second choice is in Fairfield, and at twice the price and an hour drive round trip to drop off and pick up, it's just not an option.

Thank you for your help in the zoning for the DIG complex.

Best,

Robin Saidov

646-445-9776



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] DIG Zoning Initiative

Jennifer Haythorn <jenntoli@hotmail.com>

Mon, Jul 24, 2023 at 4:00 PM

To: "landuseadmin@westonct.gov" <landuseadmin@westonct.gov>

Cc: Dan Starbuck Pelletier <digcoachdan@gmail.com>

To whom this may concern,

We believe only amazing things can come from granting appropriate zoning on behalf of the DIG Weston organization!

We have been involved in both DIG soccer and Dig Chess over the course of ten plus years for which both our kids were participants! The program offers so much from training to critical thinking to leadership that we drove all over création to be a part of it along with many others!! Now that it has a chance to be in a familiar and most convenient location for the majority of kids that participate, we can't think of anything better!

To be able to drop off kids right in town and drive no more than a few minutes to collect them is a luxury our group didn't have. It's all about convenience and changing the zoning to accommodate this amazing program can only bring our town to an increased level of community!

If you have any questions we would love to offer anything we can to help create this opportunity.

All the best,

Jenn & Gregg Haythorn

Sent from my iPhone



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] DIG

Nicole Miller <nicoleheartdirector@gmail.com>

Mon, Jul 24, 2023 at 3:55 PM

To: "landuseadmin@westonct.gov" <landuseadmin@westonct.gov>

Hi there,

I wanted to send an email in regards to the zoning dilemma that DIG is currently facing. Having a town resource like DIG in Weston is irreplaceable. My son has attended DIG after school, when school is not in session and even had his 7th birthday party there. Both my husband and I both work, and having the ability to drop him off in a familiar place, where all his friends are, and supports the Weston community, makes our lives so much easier. Not to mention, that DIG is a reflection of our town values. They are so communicative, kind, accommodating, professional and organized. Their adjacency to the school, library, and town center, makes it truly feel like a part of our community.

We're not totally sure what's happening, but without them, there would be a major void. Happy to provide any other feedback if needed.

Thank you!

Nicole Miller & Alexander Rea
9 Deepwood Rd, Weston, CT 06883



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] DIG

Maxwell Rosenthal <maxwellrosenthal@gmail.com>

Mon, Jul 24, 2023 at 3:20 PM

To: landuseadmin@westonct.gov

Cc: DIGCoachDan@gmail.com, Rosanna Servidio <rosanna.servidio@gmail.com>

Hello - I'm writing a note in support of having the DIG Weston Complex zoned as a children's activity center. My son has been working with DIG for a few years now and we have found it to be an exceptional program, that provides support in his improving his thinking, focus, growth mindset, leadership skills, social skills and he just generally has a lot of fun. DIG is a responsible program filled with knowledgeable, reliable instructors and its presence in our town is a huge benefit for our families.

Please let me know if you have any questions - would be happy to elaborate.

Best,

Maxwell Rosenthal
25 Langner Lane
Weston, CT 06883



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] DIG Zoning Application

Stephanie Feingold <stephanie.feingold@gmail.com>
To: landuseadmin@westonct.gov

Mon, Jul 24, 2023 at 2:17 PM

Hi!

This email is in support of DIG's Zoning Application.

Dig's current location on the corner of Norfield and Weston Roads has been beyond convenient. Whether kids are going directly there from school, or a parent is driving to pickup/drop off and can also easily do errands in Weston Center, it has been perfect. Having this child-activity program located near the schools and the heart of our town isn't just convenient, it makes sense for what our community values.

I strongly support Dig's zoning application and hope that it's approved.

Respectfully,
Stephanie Shemin Feingold
[3 Pink Cloud Lane, Weston](#)

--
Stephanie Shemin Feingold
(917) 371-6212



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] Weston kids LOVE the Dig house

Mariana <mariananbuckmir@gmail.com>

Mon, Jul 24, 2023 at 11:10 AM

To: landuseadmin@westonct.gov

Cc: Dan Pelletier <digcoachdan@gmail.com>

My son and his friends love going to the Dig house! Please allow Coach Dan to keep doing his amazing work with out town! I hope you all support him like us parents do!

Thank you

Mariana Nery Buckmir

58 Blue Spruce Circle



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] Email support for DIG zoning - Weston

Maryclare Roos <maryclare.roos@gmail.com>

Mon, Jul 24, 2023 at 11:23 AM

To: landuseadmin@westonct.gov

Cc: Dan Starbuck Pelletier <DIGcoachDAN@gmail.com>

Hello,

I'm writing in support of the zoning changes for the current DIG property in Weston.

The fact that this property is central in town and close proximity to the school campus makes it ideal for a children's activity center. I have had an incredibly positive experience as a parent, and my two boys consider DIG a second home. The professionalism of the owner and staff, interactive programs that are educational, fun and active make the DIG center an essential asset to the town of Weston.

Thank you for your consideration. The Roos family looks forward to many happy years participating in DIG programs in Weston.

Best,

Maryclare Roos

203-253-9652

--

Maryclare F. Roos



Marina Zegarelli <landuseadmin@westonct.gov>

[EXTERNAL] Support for DIG zoning approval

Diane Beltz-Jacobson <d.beltzjacobson@gmail.com>

Sat, Jul 29, 2023 at 5:20 PM

To: landuseadmin@westonct.gov

Cc: "DIGcoachDAN@gmail.com" <DIGcoachDAN@gmail.com>

I am writing to express my support for DIG's application for zoning approval for its afterschool/ summer programs. My son has participated in their programs this past year and summer. Every experience has been positive and we have been very happy that DIG is in Weston. Their programs fill a critical need in town for families. There is no equivalent facility in Weston. We strongly urge you to approve the necessary permits for DIG to continue to serve our community.

Sincerely

Diane Beltz Jacobson

WESTON SHOPPING CENTER ASSOCIATES, LLC
P.O. Box 1284
Weston, Connecticut 06883

August 31, 2023

Planning & Zoning Commission
TOWN OF WESTON
Town Hall Annex
24 School Street
Weston, CT 06883

RE: WESTON SHOPPING CENTER ASSOCIATES, LLC
190 Weston Road, Weston, CT 06883
Dan Pelletier d/b/a DIG USA
Application for Special Permit

Dear Planning & Zoning Commission,

On behalf of Weston Shopping Center Associates, LLC, owner of 190 Weston Road, Weston, CT 06883 (herein after "Weston Center"), we are in agreement that DIG USA be granted a Special Permit to operate its business at 48 Norfield Road, Weston, CT 06883. DIG USA's current operation has been an asset to the Weston community and a good neighbor for Weston Center. Weston Center does not see any reason why this business should be denied a Special Permit, and we recommend DIG USA without any reservation.

Please contact me if you require additional information.

Very truly yours,

Tolk Home & Estate Property Management, LLC

By: Josh T. Tolk, President
As Agent for Weston Shopping Center Associates, LLC

**LUNCHBOX-WESTON LLC
190 Weston Road
Weston, Connecticut 06883**

August 31, 2023

Planning & Zoning Commission
TOWN OF WESTON
Town Hall Annex
24 School Street
Weston, CT 06883

**RE: LUNCHBOX-WESTON LLC
190 Weston Road, Weston, CT 06883
Dan Pelletier d/b/a DIG USA
Application for Special Permit**

Dear Planning & Zoning Commission,

Please be advised that LUNCHBOX-WESTON LLC d/b/a Lunch Box fully supports Dan Pelletier and DIG USA being granted a Special Permit to continue the operation of its business at 48 Norfield Road, Weston, CT 06883.

The DIG USA business is operated professionally and is a good neighbor to Lunch Box and the other tenants at Weston Center. Lunch Box has worked with DIG USA over the last several years and has found it to be a good partner and service provider to its clients.

Lunch Box sees no reason why DIG USA be denied a Special Permit to continue its operation to the benefit of the Town of Weston, and neighboring communities.

Very truly yours,

LUNCHBOX-WESTON LLC

By: Josh T. Tolk, Member



Weston Pharmacy
190 Weston Road
Weston, Connecticut 06883

September 6, 2023

Planning & Zoning Commission
TOWN OF WESTON
Town Hall Annex
24 School Street
Weston, CT 06883

RE: Weston Pharmacy Supporting DIG USA Request for Special Permit

Dear Planning & Zoning Commission,

Weston Pharmacy supports the request by DIG USA for a special permit to operate an after school program and summer camp out of their current location, 48 Norfield Road.

The business brings additional people into the Village District on a regular basis which is a benefit to everyone in the Weston Shopping Center.

Very truly yours,

Kenneth Lee

owner Weston Pharmacy and 16 year Weston resident

Lily's Weston Market
190 Weston Road
Weston, Connecticut 06883

September 6, 2023

Planning & Zoning Commission
TOWN OF WESTON
Town Hall Annex
24 School Street
Weston, CT 06883


RE: Lily's Weston Market – Supporting DIG USA Request for Special Permit

Dear Planning & Zoning Commission,

Lily's Weston Market received a letter in the mail notifying us of the request for a special permit by DIG USA. Please be advised that Lily's Weston Market supports DIG USA and Dan Pelletier in their request for a special permit to continue to operate a camp and after school programs at 48 Norfield Road Weston, CT 06883.

The business brings additional people into the Village District on a regular basis which is a benefit to everyone in the Weston Shopping Center.

Very truly yours,


Mark McWhirter
Lily's Weston Market

RECEIVED

SEP 07 2023

TOWN OF WESTON
PLANNING & ZONING 