

Members Present: Chairwoman, Sally Korsh, Alex Burns, Ken Edgar, Megan Loucas, Michael Reiner, Richard Wolf. **Not Present:** James Carlon. **Staff Present:** Richelle Hodza, Land Use Director and Marina Zegarelli, Recording Secretary

Ms. Korsh opened the meeting at 7:15pm

Public Hearing: 48 Norfield Road / File No. PZC-23-08-SD / Special Permit Application for change of use to operate a summer camp and after-school programs for children grades K-6 within the Village District / Applicant: Dan Pelletier d/b/a DIG USA / Owner: Weston Ventures, LLC, Jess DiPasquale, Manager, c/o Alliance Group, 1221 Post Road East, Westport, Public Hearing opened on 9/11/2023

Ms. Korsh began the discussion by noting that since the last meeting, staff has met with Town Counsel to clarify the requirements for a complete application. She emphasized that this is the first application received for the Village District and the Planning & Zoning Commission (P&Z) aims to proceed in accordance with the regulations.

Ms. Hozda referred to a memo dated October 2, 2023, summarizing the necessary requirements for the Planning & Zoning Commission to make a decision. She also pointed out that DIG is currently operating in violation of Weston's Zoning Regulations due to the absence of a permit. Ms. Hozda acknowledged the applicant's effort to comply with the regulations.

Mr. Edgar reviewed Weston's Zoning Regulations pertaining to special permits in the Village District, specifically mentioning section 332.6, which requires P&Z to assess the building's adaptability to the proposed use from the perspective of public safety and health. He stressed the importance of ensuring that the facility meets the safety standards for its intended purpose. Mr. Edgar also highlighted the specifics of the Zoning Regulations regarding Parking requirements and advised the applicant to review them. He clarified that P&Z does not have the authority to waive any provisions of the regulations. Furthermore, he emphasized the need for the Commission to determine if the applicant meets the requirements applicable to the Village District. The Commission then continued its discussion on the factors that need to be addressed before a final review can be conducted.

Ms. Hozda discussed the applicant's willingness to grant the Commission a sixty-five-day extension to prolong the public hearing. Ms. Lampel announced that she would send this extension requisition via email to the Land Use Director and officially stated that DIG is willing to grant the Commission an extension through December 20, 2023 to keep the public hearing open.

Jess DiPasquale, owner of 48 Norfield Road, expressed appreciation for the discussion of safety as it is of the utmost importance in this application. He mentioned that there is no parking needed for drop-off, as DIG coaches walk the children over on the Town sidewalks after school. He clarified that while pickup is necessary at the Onion Barn, it doesn't require parking for cars.

Mr. Edgar referred to §363 of the Regulations, entitled *Schedule of Off-Street Parking Space Requirements*. He pointed out the different uses defined in this section and the requirements for each type of use. Additionally, he mentioned §365 and §366, which provide further details regarding the

Audio recording of the meeting is available here:

https://drive.google.com/drive/folders/1e_uK1bD1amnAnDEspNaHD05HA7etCwih

parking requirements. He reiterated that P&Z lacks the authority to waive these requirements, emphasizing the need to find a way to comply with them.

Ms. Hozda read into the record an email dated October 2, 2023 addressed to Chairwoman, Sally Korsh from Chris Kimberly, Chairman of the Historic District Commission. Mr. DiPasquale stated he has been in contact with the Historic District Commission.

Mr. Edgar made a motion to continue the Public Hearing until the next regular meeting on November 6, 2023 and Mr. Burns seconded. All in favor, the motion carried (6-0).

Old Business: Michael's Way / File No. PZC-23-09-FZP / Flood Zone Application for the replacement of Bridge No. 7001, Michael's Way over the West Branch of the Saugatuck River / Applicant: Town of Weston Public Works / Date of Receipt 9/11/2023. Procedural approval after receipt of wetlands permit

Ms. Hodza explained that the Conservation Commission approved this application on September 21, 2023. Planning & Zoning approved this application at their prior meeting on September 11, 2023. This approval is a procedural approval and there have been no changes to the plans.

Mr. Burns made a motion to approve Flood Zone Application for the replacement of Bridge No. 7001, Michaels Way over the West Branch of the Saugatuck River and Ms. Loucas seconded. All in favor, the motion carried (6-0).

Approval of Minutes of Regular Meeting 8/7/2023 + 9/11/2023

Mr. Reiner made a motion to approve the meeting minutes from 8.7.23 and 9.11.23 and Ms. Loucas seconded. (4-0-2 Korsh and Edgar abstain).

Adjournment (Next regular meeting, Monday, November 6, 2023, 7:15 p.m. via Zoom)

Mr. Edgar made a motion to adjourn the meeting and Ms. Korsh seconded. All in favor, the motion carried (6-0)

Respectfully Submitted,

Marina Zegarelli