

**PLANNING & ZONING COMMISSION SPECIAL MEETING MINUTES**  
**JUNE 6, 2020, 9:00 A.M.**  
**HELD VIRTUALLY VIA INTERNET AND PHONE**

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**Present:** Ken Edgar, Chairman; Don Saltzman, Vice Chairman [9:15 a.m.]; Jane Connolly, Sally Korsh, Harry Falber, Britta Lerner, Richard Wolf

**Also Present:** Jonathan Luiz, Town Administrator; James Smith, Weston Conservation Commissioner; Tracy Kulikowski, Land Use Director; Mike Zuba and Elizabeth Esposito of Milone & MacBroom, Inc.; members of the public

**Digitally Recorded [held virtually due to the COVID-19 State of Emergency]**

**PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON THE DRAFT WESTON 2020 PLAN OF CONSERVATION & DEVELOPMENT AND TO DISCUSS THE ADOPTION OF THE PLAN**

9:02 a.m. Chairman Edgar called the meeting to order and read the public hearing legal notice into the record. Chairman Edgar asked that consultant, Milone & MacBroom, Inc. [MMI], provide a brief overview of the draft 2020 Plan of Conservation & Development [POCD]. Elizabeth Esposito, representing MMI, came forward and reviewed the draft POCD. Tracy Kulikowski, Land Use Director, read the written comments received from the Western Connecticut Council of Governments [WestCog], as a result of its statutory review of the draft POCD. WestCog's comments conclude that the draft is an exemplary plan with objectives and strategies that are consistent with those in the 2020-2030 Western CT Regional Plan of Conservation & Development, the 2013-2018 State Plan of Conservation & Development, and other neighboring municipal plans. Ms. Kulikowski continued with WestCog's comments, which state that the Commission should consider making minor adjustments to the size and resolution of certain charts and maps, and some small typographical revisions. Chairman Edgar reviewed the next key steps in the process subsequent to accepting public comment on the draft POCD, which include a Commission meeting to consider these comments and then a submission of the final POCD to the State of CT.

The following members of the public spoke:

Sami Farhat asked about land development at the intersection of Weston Road and Norfield Road. Chairman Edgar responded that this area is part of the Weston Town Center recommended Master Plan found in the draft Plan.

Jess DiPasquale, Pheasant Hill Road; commented that he is pleased to see that the POCD process is moving forward and asked what the next steps would be to implement the Plan's goals. Mr. DiPasquale gave his opinion that having an area in Town where townspeople can congregate is important to promote community building.

Cheri McKenzie, Newtown Turnpike; asked whether any increase in commercial development would have an impact on taxes and what types of retail may be expected. Chairman Edgar indicated that possible tax consequences are not in the Commission's purview and that the POCD is a visionary document that sets the stage for potential development.

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Amy Kalafa, Old Farm Road, Chair of the Weston Sustainability Committee; thanked the Commission for its collaborative efforts with the Committee and discussed some of the Committee's comments submitted to the Commission regarding the sustainability language found in the draft Plan. Ms. Kalafa commented that the Sustainability Committee has submitted an implementation plan concerning the sustainability initiatives in the draft POCD and makes recommendations on how to progress with some of those initiatives. Ms. Kalafa thanked the Commission for incorporating sustainability throughout the draft Plan.

Michelle Fracasso, Wells Hill Road; supported the partnership efforts of the Commission with the Sustainability Committee and the importance of those efforts continuing in the future. Ms. Fracasso stressed that the Town should continue to embrace what the Committee has to offer.

Jonathan Luiz, Town Administrator; indicated that he would forward an updated map of the grant-funded sidewalk improvements, as progress has been made with the CT Community Connectivity Grant Program. Mr. Luiz stated that the Town has applied for a federal grant from the Transportation Alternatives Program and that there have been updates to the grant funding received from the Local Transportation Capital Improvement Program.

Jeff Farr, Richmond Hill Road; asked about the expansion of the Weston Town Center and if plans have been discussed about adequate water and sewage to support a potential expansion. Chairman Edgar indicated that this would be a discussion with a potential developer should such expansion occur in the future. Mr. Farr asked if the draft Plan has broad details about the testing of water quality and proposed that the Plan recommends that further study be conducted and suggests an agency that could take on that responsibility.

Carol Baldwin, Fanton Hill Road; asked about the safety of the sidewalk plan, primarily the pedestrian crossing of Weston Road at the Weston Town Center. Jonathan Luiz joined the discussion. Ms. Baldwin asked about the status of the Cobbs Mill Inn. Chairman Edgar and Mr. Luiz commented about discussions the Commission, as well as the Town, have had in the past with potential purchasers. Ms. Baldwin asked about how the draft Plan addresses support for the Lachat Town Farm and its community building efforts.

Debbie Carrothers, November Trail; asked about senior housing and what type(s) of housing seniors in Weston are looking for. Chairman Edgar replied that discussions have taken place with town committees and with the Director of the Senior Center, along with formal and informal input from seniors. Ms. Carrothers asked about affordable housing and Chairman Edgar briefly discussed the state statute on this topic.

Reg Bowden, Stonehenge Road; asked whether there has been a response from the Weston Town Center's property owner regarding the possible expansion of the Town Center. Chairman Edgar replied that the owner has expressed enthusiasm for ideas expressed in the draft Plan, via discussions with the Town and with a 2019 letter submitted to Weston Today's editor.

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Amy Kalafa read the Sustainability Committee's written suggestions provided to the Commission regarding the use of pesticides and its potential effect(s) on ground water. Ms. Kalafa stated that the issue of affordable housing is important to the Sustainability Committee.

Helen de Keijzer, Salem Road; commented favorably on a potential village district and complemented the draft Plan's sustainability initiatives. Ms.de Keijzer gave her opinion that the draft Plan's ground water protection issues could be strengthened. The recent petition to the Commission to increase the size of accessory apartments and how it may correlate with affordable housing was discussed.

Jess DiPasquale asked about the dynamics of a village district concept. Chairman Edgar replied that the outline of a possible village district can be found in the draft Plan and he discussed some of the controls that may be exerted in the establishment of a village district.

10:15 a.m. Hearing no further comments, Jane Connolly made a motion that the Commission close the public hearing and adjourn the meeting. Seconded by Sally Korsh. Hearing no further discussion, all in favor, the motion carried (7-0).

Submitted by: AnnMarie Fontana, Admin. Assistant