



Planning and Zoning Commission

Regular Meeting
Monday, December 4, 2023 at 7:15 p.m. via Zoom
MINUTES

Sally Korsh, Chairperson
Alexander Burns, Member
Gus Christensen, Member
Lauren Gojkovich, Member
Joseph Leone, Member
Megan Loucas, Member
Michael Reiner, Member

1. Call to Order

Chairwoman Sally Korsh called the meeting to order at 7:15pm. The following members were present: Alexander Burns, Gus Christensen, Lauren Gojkovich, Joseph Leone, Megan Loucas, Michael Reiner. Also present were town staff members Richelle Hodza, Land Use Director and Recording Secretary, Felippo Scandizzo.

2. Roll Call and Introduction of New Members

Chairwoman Korsh introduced new members: Gus Christensen, Lauren Gojkovich, Joseph Leone

3. Public Hearing (Continued)

48 Norfield Road / Special permit application for mixed use to operate a summer camp, and after-school programs for children in kindergarten through sixth grade 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, applicant has given commission maximum extension to 12/12/2023*]

Chairwoman Korsh began the discussion by asking Land Use Director Richelle Hodza what documentation the applicant provided since the last meeting. Ms. Hodza listed the most recently submitted documents and those that are still missing.

Chairwoman Korsh suggested a Special Meeting to afford the applicant its full extension of time before the close of the public hearing. A MOTION was made by Chairwoman Korsh to continue the public hearing to a Special Meeting on Monday 12/11/2023 7:15PM via Zoom. The MOTION was SECONDED by Commissioner Christensen. Chairwoman Korsh asked if there was any discussion.

Commissioner Leone expressed concerns with the parking agreement and the length of the agreement. Commissioner Gojkovich raised questions about the amount of parking spaces permitted and adding a parking termination notice to the parking agreement.

Applicant Dan Pelletier shared his experience with staff parking and school pick up/drop off routines. Commissioner Christensen shared thoughts about traffic and parking flow during school pick up/drop off. Commissioners Leone, Loucas and Burns reviewed the Town parking requirements.

Jess DiPasquale, owner of 48 Norfield Road, expressed his experience with parking and stated he has had no past issues with parking. Mr. DiPasquale mentioned that there is no parking needed for participant drop-off, as DIG coaches walk the children over on the Town sidewalks after school. Commissioner Gojkovich shared concerns with curb appeal and suggests screen plantings.

(8:34PM)Hearing no further comments or concerns, Chairwoman Korsh called for a vote. All were in favor, the MOTION carried (7-0).

4. Approval of Minutes of Regular Meeting 11/6/2023.

This item was continued to the next meeting on Monday 1/11/2024 7:15PM via Zoom

5. General Discussion/Questions/Comments

A. Commissioner Training

...[Commissioners] in office on 1/1/2023 must complete four (4) hours by 1/1/2024, and every other year thereafter ... Those taking office after 1/1/2023, must complete four (4) hours of training not later than one year after taking office, and every other year thereafter.

Ms. Hodza reviewed the training requirements with the Commissioners need to comply with.

6. Adjournment (Next regular meeting, Monday, January 8, 2024, 7:15 p.m. via Zoom)
At 8:42PM Commissioner Loucas made a MOTION to ADJOURN. The MOTION was SECONDED by Commissioner Gojkovich; all were in favor. The MOTION CARRIED.

Respectfully Submitted,

Felippo Scandizzo
Recording Secretary