



Planning and Zoning Commission

Regular Meeting
Monday, January 8, 2024 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

Land Use Director Richelle Hodza called the meeting to order at 7:17pm. The following members were present: Sally Korsh, 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, Filippo Scandizzo.

2. Election of Officers

Chairwoman Korsh opens the floor for nominations for the 2024 Chairperson of the Planning and Zoning Commission. Commissioner Reiner nominated Chairwoman Korsh to continue as Chair. Commissioner Loucas SECONDED; the MOTION CARRIED unanimously.

Chairwoman Korsh opens the floor for nominations for the 2024 Vice Chairperson of the Planning and Zoning Commission. Chairwoman Korsh nominated Commissioner Burns. Commissioner Gojkovich SECONDED; the MOTION CARRIED unanimously.

3. 8-24 Referrals

Selectwoman Sam Nestor discussed the Town Center Intersection and Pedestrian Safety Improvements project. Selectwoman Nestor explained that Phase 1 “community connectivity side walk project” has been completed this past summer and explained Phase 2 of the project to the Commissioners. Victoria Houle Consulting engineer/Project manager shared the project plan with the Commissioners. Ms. Houle explained that the Intersection of Weston Road and School Road would be construction of a northbound right and southbound left turn lane into School Road. Near Revson field would be approximately 2,000 linear feet of sidewalk in the area starting at School road to Lords Highway and extends to Old Hyde Road. The sidewalk segment on Norfield Road from the Town Hall Complex to Norfield Church would be approximately 600 linear feet. Ms. Houle stated the sidewalk plan will provide safe and an inviting pedestrian environment in and around Weston town center. The construction for both right of way phase and construction phase is covered 100% by DOT and the construction cost has an estimated cost of \$1.85 million. The 8-24 Referral was requested for improvements associated with the project including the sale of Town owned property to the CT Dept. of Transportation for right of way purposes. The Commissioners had questions and discussed processing, construction timeline, and sidewalk gaps.

Commissioner Loucas made a MOTION to Approve 8-24 Referral; Commissioner Christensen SECONDED; the MOTION CARRIED unanimously.

4. Discussion:

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*]

The Commissioners discussed what conditions to add to the special permit. The Commissioners discussed closing hours, maximum students, staff, outdoor commercial activity hours, start and closing times, parking spaces, evergreen/plant screening along backyard portion of the Norfield Rd. Applicant Dan Pelletier clarified the hours of operation and stated that there are 40 students maximum allowed according to the state and he currently has 10 coaches on staff. Commissioners discussed timeline of permit renewal/extension. Land Use Director Hodza explained the permit renewal/extension process to the Commissioners.

A MOTION was made by Chairwoman Korsh to continue the matter February 5th 2023 7:15 PM via Zoom. The MOTION was SECONDED by Commissioner Burns. The MOTION carried unanimously.

5. Approval of Minutes

Regular Meeting 11/6/23. A MOTION was made by Commissioner Reiner to Approve Minutes. The MOTION was SECONDED by Chairwoman Korsh. Commissioners Christensen and Leone abstained. The vote was 5/0/2 and the MOTION CARRIED.

Regular Meeting 12/4/23. A MOTION was made by Commissioner Christensen to Approve Minutes. The MOTION was SECONDED by Chairwoman Korsh; the MOTION CARRIED unanimously.

Special Meeting 12/11/23 A MOTION was made by Commissioner Christensen to Approve Minutes. The MOTION was SECONDED by Commissioner Reiner; the MOTION CARRIED unanimously.

6. Discussion of Required Zoning Regulation Text Amendments

Land Use Director Hodza explained to the Commission that the State requires town regulations to allow child care group homes without discrimination. Ms. Hodza stated the Office of Policy Management expects the text amendment by June 30, 2024 and she will be working on the draft text amendments and will bring draft to Commissioners and a public hearing. Commissioners briefly discussed the zoning regulations.

7. General Discussion

Short Term Rental Regulation

The Commissioners discussed the Pros and Cons of the town's short term rental regulations. The Commissioners also discussed examples of various towns zoning regulations, such as the Town of Stonington- Short term rentals ordinance rejected by voter's march 2023, CT Dept. of Rev Services Re: Short term Rental taxes, Pine Orchard (Town of Branford) Court Decision and Southeastern COG Short term rental Brief September 2019.

8. **Adjournment** (Next regular meeting, Monday, February 5, 2024, 7:15 p.m. via Zoom)
At 8:54PM Commissioner Loucas made a MOTION to ADJOURN. The MOTION was SECONDED by Commissioner Christensen; all were in favor. The MOTION CARRIED unanimously.

Respectfully Submitted,

Felippo Scandizzo
Recording Secretary