



Planning and Zoning Commission

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

Regular Meeting
 Monday, February 5, 2024 at 7:15 p.m. via Zoom
MINUTES

1. Call to Order

Land Use Director Richelle Hodza called the meeting to order at 7:18pm. The following members were present: Sally Korsh, Alexander Burns, Gus Christensen, Lauren Gojkovich, Megan Loucas, Michael Reiner and Joseph Leone joined meeting at 7:20pm. Also present were town staff members Richelle Hodza, Land Use Director and Recording Secretary, Felippo Scandizzo.

2. 8-24 Referrals

Bisceglie Park Pickle Ball Courts

Selectwoman Sam Nestor presented the plan for 3 pickle ball courts at Bisceglie Park. Selectwoman Nestor stated the pickle ball court area will be on a 0.2 acre parcel of land and the project is funded by ARPA. Selectwoman Nestor stated that the plan is for the pickle ball court to be completed by the summer 2024.

Director of Parks and Recs, Dave Ungar stated that the pickle ball courts are the top priority of the Parks and Recs Commission and that it is the most requested activity and facility of the Commission in recent years. Mr. Ungar stated the ARPA project for pickle ball court was approved by a Special Town meeting ballot vote in June 2022. Mr. Ungar described the planning process of the pickle ball courts and how the location was chosen. Mr. Ungar stated the 3 pickle ball courts would have drainage, chain link fence with wind screens and that there is no proposal for a light and sound system for the courts. Mr. Ungar shared that the courts would be 500 feet from the park entrance and a small portion of wooded area needs to be cleared for the courts.

Elizabeth Pocsik, Chairwoman of the Parks and Recs Commission stated that the cost of clearing the wooded area would be covered by the Parks and Recs Enterprise fund and no additional cost would be passed along to the taxpayers.

Harry Rocheville, Engineer showed the overview of Bisceglie Park on the Towns GIS and where the location of the pickle ball courts would be in relation to the park. Mr. Rocheville shared the site development plans, showing the drainage and underground detention system to comply with town regulations.

Commissioner Gojkovich shared concerns about noise pollution from the pickle ball court and asked if there was any noise expert that evaluated the potential noise. Ms. Pocsik stated that no

noise expert was brought in to evaluate the potential noise. Ms. Pocsik shared that the research done, stated pickle ball courts should be 500 ft from the closest home to the park.

Commissioner Reiner asked for clarification on the number of courts. Mr. Ungar stated that the proposal is for 3 pickle ball courts and a half basketball court. Mr. Ungar stated depending on the popularity and cost, the basketball court can be turned into a 4th pickle ball court. Select woman Nestor stated that the basketball court is not part of ARPA funding.

Commissioner Gojkovich asked questions regarding the current noise of the park and park activities. Commissioner Gojkovich suggested the Town bring in a noise expert to assess and determine the levels of noise pollution surrounding the courts and also suggested noise cancelling fence wraps. Ms. Pocsik gave an overview of the seasonal activities and use that go on at the park.

Ms. Hodza opened the floor for public comment. Public comments were made by Frances Philipps, Brandy Solinsky, Stephen Aulenbach, Harrison Biggs, Charlie Cole and Margaret Wirtenberg, who are neighbors of the Bisceglie Park and are concerned with the noise of the pickle ball court and suggested for the town to bring in a noise expert to assess the potential noise pollution and sound mitigation. Commissioner Gojkovich indicated that she would like additional information and to schedule a special meeting to reconsider with additional information. Chairwoman Korsh stated that it would be difficult to get site specific information due to the site not being cleared. Selectwoman Nestor recommended that the concerned neighbors meet with her, the Town Administrator, Parks and Rec Director and the Chairwoman of the Parks and Recs Commission to discuss strategies on how to mitigate noise and come up with a solution with the neighbors of the park.

Chairwoman Korsh made a MOTION to Approve 8-24 Bisceglie Park Pickle Ball Courts, Commissioner Loucas SECONDED; Commissioner Gojkovich opposed; the MOTION CARRIED 6/1/0.

3. Old Business:

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*]

Ms. Hodza reviewed the conditions of the draft for the Special Permit to the Commissioners. The Commissioners agreed with the drafted Special Permit with some minor grammatical edits.

A MOTION was made by Commissioner Christensen to approve the Special permit application. The MOTION was SECONDED by Commissioner Gojkovich. The MOTION carried unanimously.

4. New Business

7 Hills End Lane | # Z-24-02-COM | Site Plan Application for new house in the Byebrook

Subdivision (approved December 1990) | Applicant: John Kaeser | Owner: John Ward | Date of receipt 2/5/2024

Applicant John Kaeser briefly summarized the plan for building the new home to the Commission. Mr. Kaeser stated the plan meets with all zoning requirements and is in accordance with the Byebrook subdivision. Chairwoman Korsh stated that the Commissioners should be reassured that all building codes be met going forward as well as being reviewed by the Building Dept. Ms. Hodza stated she reviewed the application and that the application meets all the requirements of the zoning regulations and that it is an as of right activity.

A MOTION was made by Commissioner Leone to approve the Site Plan Application. The MOTION was SECONDED by Commissioner Burns. The MOTION carried unanimously.

5. Approval of Minutes

Regular Meeting 1/8/24. A MOTION was made by Commissioner Loucas to Approve Minutes. The MOTION was SECONDED by Chairwoman Korsh; the MOTION CARRIED unanimously.

6. Staff Report

Ms. Hodza shared with the Commissioners the application received for to amend zoning regulations and map to permit a creation of affordable housing development solely at 107 Georgetown Rd. Ms. Hodza stated the underlying application is made pursuant to 8-30G and once a Public hearing is set all the application materials will be provided to the Commissioners. Ms. Hodza explained to the Commissioners that a Public hearing needs to be set and have 65 days to open the public meeting.

A MOTION was made by Chairwoman Korsh to set a Public hearing for Application 107 Georgetown Rd Z-24-03 for March 4th 2024 at 7:15PM via Zoom. The MOTION was SECONDED by Commissioner Gojkovich. The MOTION carried unanimously.

Ms. Hodza explained to the Commissioners that in order to comply with Public Act 23-142, a Public hearing needs to be scheduled for Act Concerning Certain Protections for Group and Family Child Care Homes.

A MOTION was made by Chairwoman Korsh to set a Public Hearing for the required change to the regulations regarding the definition of Group and Family Child Care Homes for March 4th 2024 at 7:15PM via Zoom. The MOTION was SECONDED by Commissioner Christensen. The MOTION carried unanimously.

7. General Discussion

Ms. Hodza announced the new Zoning Officer Cheryl Vallerie will be starting with the Town on March 4th 2024. Ms. Hodza explained to the Commissioners the roles and duties of the new zoning officer.

Ms. Hodza informed the Commissioners about two procedural memos that were approved by Planning and Zoning Commission on January 2nd, 2020. Ms. Hodza described the first memo

guidelines regarding general procedures for the Zoning Officer, the second memo regarding the violations and enforcement procedures and how the Commission wanted to pursue the violations. Ms. Hodza asked the Commission to review the memos and determine whether they want to continue or update the procedures.

Ms. Hodza asked the Commissioners if they completed the required 4 hour trainings. All Commissioners stated they completed the required trainings. Ms. Hodza asked for Commissioners to provide proof of completion.

8. **Adjournment** (Next regular meeting, Monday, March 4, 2024, 7:15 p.m. via Zoom)
At 9:41PM Commissioner Christensen made a MOTION to ADJOURN. The MOTION was SECONDED by Commissioner Loucas; all were in favor. The MOTION CARRIED unanimously.

Respectfully Submitted,

Felippo Scandizzo
Recording Secretary