



Planning and Zoning Commission

Regular Meeting
Monday, March 4, 2024 at 7:15 p.m. via Zoom
MINUTES

Sally Korsh, Chairperson
Alexander Burns, Vice Chairman
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 7:16pm. The following members were present: Sally Korsh, Alexander Burns, Gus Christensen, Lauren Gojkovich, Megan Loucas, Michael Reiner and Joseph Leone. Also present were town staff members Richelle Hodza, Land Use Director and Recording Secretary, Filippo Scandizzo.

2. Public Hearings

107 Georgetown Rd / #Z-24-03

Chairwoman Korsh explained to the Commission that due to an improper notice this item will be postponed to April 1st, 2024, 7:15 PM. Chairwoman Korsh asked the Commissioners if they would like to have the meeting on April 1st, 2024, be hybrid. The Commissioners agreed to have a hybrid meeting for April 1st, 2024.

A MOTION was made by Commissioner Christensen to open the public hearing. The MOTION was SECONDED by Commissioner Burns. The MOTION carried unanimously.

Planning and Zoning Commission / # Z-24-07

Land Use Director Hodza summarized the application to amend its Zoning Regulations for the purpose of complying with Public Act No. 23-142 re family and group childcare homes. Ms. Hodza stated the Commission must comply by May 29th, 2024.

A MOTION was made by Commissioner Leone to close the public hearing. The MOTION was SECONDED by Commissioner Gojkovich. The MOTION carried unanimously.

A MOTION was made by Chairwoman Korsh to Approve amendment complying with Public Act No. 23-142, to go into effect March 19th 2024. The MOTION was SECONDED by Commissioner Christensen. The MOTION carried unanimously.

3. New Business:

8-24 Referral – Proposed Solar Array at the Town Transfer Station, 237 Godfrey Road East [Date of Receipt 2/26/2024]

Selectwoman Nestor presented to the Commissioners under Connecticut General Statutes Section 8-24 for improvements associated with the implementation of a ground-mounted solar array at the

Transfer Station. Greenskies will be building and maintaining the array at no cost to the Town and will be paying an annual fee based on a lease agreement that will need to be approved by the Town at a Special Town Meeting.

Adam Teff, Titan Energy, presented Solar Development services to the Commissioners. The project is designed to send electricity directly back to the grid. Eversource is the buyer of the power. Instead of receiving energy from the system, Weston will receive an annual lease payment from the winning bidder (Greenskies Clean Energy). The project will receive incentive funding under the Non-Residential Renewable Energy Solutions (NRES) program; a creation of the Connecticut State Legislature, administered by PURA and Eversource. There is zero price risk or production risk for Weston, as the lease terms will remain fixed over a 20-year period regardless of system production or energy price fluctuation. The system will not penetrate or disturb the ground on top of or beneath the cap. NRES incentives have been secured for the project.

Dennis Hicks, Greenskies, presented the plan for developing a 460kW AC photovoltaic system to be placed on the landfill cap and associated property at the Weston Transfer Station. The project will consist of three separate arrays as shown on the plans. Greenskies hopes to finish development this spring and begin construction in the summer or fall of 2024 pending final approvals in all permits. The project is slated to last for 20 years. At the end of the in-service contract Greenskies would either seek a new contract and renew the projects equipment with updated technology or remove the project entirely including all concrete pads, fences, and anything that could cause damage to the cap or create issues with the CT DEEP Post Closure Use Permit.

A MOTION was made by Commissioner Gojkovich for a positive 8-24 Referral for the Proposed Solar Array. The MOTION was SECONDED by Commissioner Christensen. The MOTION carried unanimously.

00 Hilltop Lane | MBL 15-2-31 | # Z-24-06 | Site Plan Application for Lot Development, Single Family Dwelling with related appurtenances | Applicant: Chestnut Farm Holdings LLC, James V. Stammer, Member, 227 Lyons Plain Road | Applicant's Representative: Vickie Kelly | Owner of Record: Lord's Highway Land Investors, LLC, Ronald M. Dickerman, Managing Member, 140 Steep hill Road | *[Date of receipt 3/4/2024]*

Ms. Hodza summarized the application and stated that the Commission has 65 days to decide, if no decision is made in 65 days, the application is an automatic approval. Ms. Hodza explained to the Commission that the application is not complete and clarified to the Commissioners what was missing from the application.

10 Tiffany Lane | MBL 16-2-129 | # Z-24-09 | Site Plan Application for Lot Development, Single Family Dwelling with related appurtenances | Applicant/Owner: Evan Ray *[Date of Receipt 3/4/2024]*

Applicant/Owner: Evan Ray shared the site plan with the Commissioners and answered questions from the Commissioners. Chairwoman Korsh shared concerns with the retaining wall in the set back area.

A MOTION was made by Chairwoman Korsh to approve the application, with condition that the wall and landscaping that encroaches the set back on the southside of the property comply with the regulations. The MOTION was SECONDED by Commissioner Burns. The MOTION carried unanimously.

4. Approval of Minutes

Regular Meeting 2/5/24. A MOTION was made by Commissioner Christensen to Approve Minutes. The MOTION was SECONDED by Commissioner Reiner; the MOTION CARRIED unanimously.

5. Staff Report

Ms. Hodza shared with the Commissioners the FEMA proposed update to FIRM (Flood Insurance Rate Map). Ms. Hodza announced the start of the new Zoning/Code Enforcement Officer Cheryl Vallerie, who started on 3/4/24. Ms. Hodza reminded Commissioners about completing mandatory training.

6. General Discussion

Ms. Hodza answered general questions from the Commissioners regarding the process of 8-30g applications.

7. Adjournment (Next regular meeting, Monday, April 1, 2024, 7:15 p.m. via Zoom/In-Person)

At 9:15PM 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