



Planning and Zoning Commission

Regular Meeting
Monday, April 1, 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 7:15pm. 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 stated Mr. August Lenhart (Weston I, LLC) is not in compliance with the 8-30G application or Weston Zoning because page 2 of the application indicated an apartment building with a total of 4 units and 1 unit is proposed to be affordable. Mr. Lenhart stated when he purchased the building, it came with a legal 2-bedroom apartment. Mr. Lenhart stated he applied for a building permit and was granted. He moved the septic and well to another location and halfway through the project the town rescinded the permit, and he is not clear as to why the permit was rescinded. Chairwoman Korsh asked how many bedrooms are in the building. Mr. Lenhart responded with 5 bedrooms. Chairwoman Korsh stated under the 8-30G statute requires to provide 30% affordable and the building does not comply with the minimal requirements of affordable units. Chairwoman Korsh asked Mr. Lenhart if he is seeking to have a zoning amendment to allow 3 new units and 1 existing unit of two bedrooms. Only including the 3 new units as 8-30G within the same building. Mr. Lenhart agreed. Peter Gelderman, Weston Town Attorney, stated he has not seen case law regarding similar circumstances. Mr. Gelderman stated in his opinion that the building is a 4-unit development and in order to be 8-30G compliant, 2 of the units would have to be affordable. The statute requires the development contain 30% affordable units. The application as it stands is not a proper 8-30G application. Mr. Lenhart's Attorney, M. Leonard Caine, stated he will try to find case law similar to the current application and bring it to the next meeting.

Chairwoman Korsh opened the floor for public comment. Public comments were made by: Joe Calbick, resident at 6 Samuelson Rd, shared concerns about adding 4 more households to the neighborhood, increasing traffic and the safety of the children's school bus stop.

Ms. Hodza read a letter from neighbors Helene and Todd Blinder, written on March 15, 2024. The letter stated that they strongly support a zoning variance and would rather have a maintained occupied building rather than an unoccupied eyesore.

Caitie Bucci, resident at 2 Samuelson Rd, agreed with Joe Calbick's concerns and would like an environmental study to understand the impact on her property based on the changes of drainage on Mr. Lenhart's property.

Corey Wrinn, former resident of 2 Samuelson Rd, shared concerns with the impact on the already narrow street and safety and traffic concerns with the children's school bus stop. Supports projects like this moving towards an end goal.

Kathy Failla, resident at 21 Samuelson Rd, shared concerns about protecting the environment and safety for children on a busy road and school bus stop. Ms. Failla stated concerns about the trailer on Mr. Lenhart's property making the neighborhood unappealing.

Christina Mattinson, resident on Samuelson Rd, echoed concerns with other neighbors about safety for the children in the neighborhood and concerned about other households in town converting into multi-unit apartments.

Peter Gelderman, Town Attorney, explained and clarified to the public and Commissioners what the 8-30G application is. Mr. Gelderman stated the public hearing is supposed to close within 35 days after it is opened, and it opened tonight. As of tonight, there are 35 days to complete the public hearing and the applicant can consent to extensions up to a maximum of 65 days.

Amabel Chan, resident at 10 Samuelson Rd, asked if she can turn her single-family home property into a multi-family home? Richelle Hodza answered by saying yes if the application is 8-30G compliant.

Jenn Piekarski, resident at 12 Samuelson Rd, stated concerns about the traffic and safety.

Chairwoman Korsh stated the Commission is looking for information from Attorney Cain with respect to justifying a valid 8-30G application. Attorney Cain stated he would provide information to the commission within 2 weeks.

A MOTION was made by Commissioner Burns to continue the public hearing to the next meeting on May 6th, 2024. The MOTION was SECONDED by Chairwoman Korsh. The MOTION carried unanimously.

3. Old Business

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]*

No representative was present on behalf of 00 Hilltop Lane application.

Based on the information received to date, A MOTION was made by Chairwoman Korsh to deny the application, The MOTION was SECONDED by Commissioner Burns. The MOTION carried unanimously.

4. New Business

- A.** Appointment of Cheryl A. Vallerie as “Zoning Inspector” per Section 431.1 and 431.2. The Zoning Inspector is also known as the “Zoning Enforcement Officer” and “Code Enforcement Officer” and “Compliance Officer.

A MOTION was made by Commissioner Loucas to appoint Cheryl Vallerie as the Zoning Enforcement Officer, The MOTION was SECONDED by Chairwoman Korsh. The MOTION carried unanimously.

- B.** Discussion of Enforcement Guidelines memorandum dated 1/20/2020

5. Approval of Minutes

Regular Meeting 4/1/24. A MOTION was made by Commissioner Christensen to Approve Minutes. The MOTION was SECONDED by Commissioner Leone; the MOTION CARRIED unanimously.

6. Staff Report

Ms. Hodza shared a monthly report from the new Zoning/Code Enforcement Officer Cheryl Vallerie. The report included 2 compliance letters, 5 certificates of zoning compliance issued and 10 applications of receipt.

7. General Discussion

- 8. Adjournment** (Next regular meeting, Monday, May 6, 2024, 7:15 p.m. via Zoom/In-Person)
At 9:15PM Commissioner Burns 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