



Planning and Zoning Commission

Regular Meeting

Monday, July 1, 2024, at 7:15 p.m. via Hybrid in Person & 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

Vice Chairman Alexander Burns called the meeting to order at 7:16pm. The following members were present: Chairwoman Sally Korsh, Vice Chairman 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, Felippo Scandizzo.

2. Public Hearings

107 Georgetown Rd / #Z-24-03

Mr. Lenhart's Attorney, M. Leonard Caine, stated his client Mr. Lenhart is requesting four Bedrooms, one bedroom in each unit, be approved for the Application. Attorney Caine referred the Commission to the Regulations of Connecticut State Agencies Section 8-30G-2(b)(2)(B). Attorney Caine stated he was unable to find a case in Connecticut directly on point with the current application.

Chairwoman Korsh opened the floor for public comment. Public comments were made by: Joe Calbick, resident at 6 Samuelson Rd, shared concerns about safety and the environment of the neighborhood. Mr. Calbick stated he is concerned with the increase in vehicle's, traffic and congestion density in the neighborhood.

A MOTION was made by Chairwoman Korsh to close the Public Hearing of the application. The MOTION was SECONDED by Commissioner Burns. The MOTION CARRIED unanimously.

Chairwoman Korsh stated with the close of the Public Hearing, the Commissioners have 65 days to render a decision with the materials made available.

3. Old Business (None)

4. New Business

Richelle Hodza, Land Use Director, explained to the Commissioners the purpose and function of a Pre-Application Review Meeting under the Provision of Section 7-159b CGS. Ms. Hodza stated that the purpose of the Pre-Application Review is to provide an opportunity for applicants to explore ideas for uses of property with representatives of the Commission and to receive comments on potential applications, so that ideas of the Planning and Zoning Commission can be considered prior to formal applications being submitted.

a. Pre-Application Review | 190 Weston Road | Village District | Proposed Alterations | Meeting requested by Josh Tolk, Agent for Weston Shopping Center Associates LLC, Weston, Connecticut

The Planning and Zoning Commission met on July 1, 2024 and conducted a non-binding Pre-Application Review of proposed alterations to one of the buildings at the Weston Shopping Center in the Village District located at 190 Weston Rd.

b. Pre-Application Review | 176 Weston Road | Village District | Mixed-Use Proposal | Meeting requested by Peter Greenberg, Able Construction, Norwalk, Connecticut

The Planning and Zoning Commission met on July 1, 2024 and conducted a non-binding Pre-Application Review of a proposed mix use project in the Village District located at 176 Weston Rd.

c. Request for Release of Restrictive Covenant Regarding an Accessory Dwelling Unit | 318 Good Hill Road | Patricia Miller

A MOTION was made by Commissioner Christensen to Remove the Declaration of Restrictive Covenant regarding the Accessory Dwelling Unit at 318 Good Hill Road. The MOTION was SECONDED by Commissioner Gojkovich. The MOTION CARRIED unanimously.

5. Approval of Minutes

A MOTION was made by Vice Chairman Burns to Approve Regular Meeting minutes on 6/3/24. The MOTION was SECONDED by Commissioner Reiner. Chairwoman Korsh ABSTAINED. The MOTION CARRIED 6/0/1.

6. Staff Report

Ms. Hodza shared a monthly report from the Zoning/Code Enforcement Officer. Ms. Hodza stated that 7 zoning permits were issued, 2 enforcement actions, 6 certificates of zoning compliance and 1 soil disturbance permit since the last Planning and Zoning Commission.

7. Adjournment (Next regular meeting, Monday, August 5, 2024, 7:15 p.m. via Zoom/In-Person)

Vice Chairman Alexander Burns made a MOTION to ADJOURN. The MOTION was SECONDED by Chairwoman Korsh; all were in favor. The MOTION CARRIED unanimously.

Respectfully Submitted,

Felippo Scandizzo
Recording Secretary