

July 25, 2024

Richelle Hodza, Director
Land Use Department
Town of Weston
24 School Road
Weston, CT 06883

Re: Proposed Text and Map Amendment

Dear Richelle:

Enclosed please find the following documents related to the above referenced matter:

1. Application to Amend Zoning Regulations;
2. Owner Authorization Letter;
3. Applicant Statement (3 copies);
4. Names and addresses of Petitioner and affected properties (3 copies);
5. GIS map printout identifying the subject Properties (3 copies);
6. Notice Letter to abutters within 500 feet of the proposed properties, along with: (i) a list of all abutters, (ii) map of the abutting parcels, and (iii) stamped and addressed envelopes for each notice letter; and
7. Check made payable to the "Town of Weston" in the amount of \$250.00.

If you have any questions, please do not hesitate to reach out to me directly to discuss at 203-635-2200, or by email at costantini@flb.law.

Regards,

Enrico R. Costantini, Esq.

Enc./



1. Application to Amend Zoning Regulations

Cheryl A. Vallerie,
 Zoning Officer
cvallerie@westonct.gov
 Richelle Hodza,
 Land Use Director
rhodza@westonct.gov



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

Planning & Zoning Commission

APPLICATION TO AMEND ZONING REGULATIONS

Conn. Gen. Statutes, Sec. 8-3. (c) All petitions requesting a change in the regulations ... shall be submitted in writing and in a form prescribed by the commission and shall be considered at a public hearing within the period of time permitted under section 8-7d. The commission shall act upon the changes requested in such petition. Whenever such commission makes any change in a regulation or boundary it shall state upon its records the reason why such change is made.

Applicant:	ERIC D. BERNHEIM, ESQ.	Cell Phone:	203-979-7169
Mailing Address:	FLB LAW, PLLC 315 POST ROAD WEST WESTPORT, CT 06880	Email:	BERNHOM@FLB.LAW
Date:	JULY 25, 2024	Check No.	in the amount of \$250

On a separate sheet or sheets, please provide the proposed amendment(s) to the text of Weston's Zoning Regulations. The language of your proposal is considered verbatim. It will not be edited by the Commission or town staff.

STATEMENT OF PURPOSE

- Check that you are using the current zoning regulations.
- In a Memorandum to the Planning and Zoning Commission, begin with a Statement of Purpose. Include (a) the problems, issues or circumstances that the regulation proposes to address, (b) a summary of the main provisions of the proposed regulation, and (c) the legal effects of the proposed regulation.

TEXT AND LANGUAGE CONVENTIONS

- Do not omit existing provisions that are to be deleted; bracket them.
- Underline new language.
- If an entire section or a sub-unit is new, the new language should be preceded by "(NEW)" and the section or sub-unit should NOT be underlined.
- Assign section numbers according to the section number of the regulation you would like to change, followed by a period and an additional letter or number.

DRAFT LANGUAGE

- Use clear, unambiguous language.
- Use active, not passive voice.
- Check existing definitions in the regulations, how they are defined, and where they are used.
- Properly define technical terms and words used in a sense other than their ordinary meaning.
- Use terms consistently throughout the regulation.

PROOFREADING PRIOR APPLICATION SUBMISSION

- Technical errors
- Grammar
- Proper spelling
- Accurate internal references; and
- Check throughout the zoning regulations for any references or citations to that section and amend those accordingly.

Note: The requirements above for drafting regulations are paraphrased and excerpted from the Legislative Commissioner's Office of the Connecticut General Assembly, State of Connecticut manual for Drafting Regulations (Rev. January 2024)

2. Owner Authorization Letter

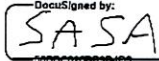
July 25, 2024

Re: 4 Good Hill Road, Weston, CT

To Whom it May Concern:

As the owner of 4 Good Hill Road, Weston, CT, this letter is to advise you that I hereby consent to the preparation, filing and presentation of any and all zoning, land use, or other applications seeking approvals in connection with 4 Good Hill Road, Weston, CT by FLB Law, PLLC, and its consultants.

Very truly yours,
4 GOOD HILL, LLC

DocuSigned by:

DocuSign Envelope ID: E6D44596-3628-471C-8427-F5C3A8C39214
Sasa Mahr Batuz, its Sole Member

3. Applicant Statement

Applicant's Explanatory Statement Text and Map Amendment

Eric D. Bernheim, Esq., on behalf of Sasa Mahr-Batuz (the "Applicant"), the owner of 4 Good Hill Road, Weston, CT, is proposing the Text Amendments referenced herein to the Weston Zoning Regulations ("Regulations") creating the Good Hill Village District ("GHVD"), and a Map Amendment to the Official Building Zone Map to allow for commercial uses in the GHVD.

The GHVD is a proposed village district within Weston in which the Applicant seeks to create a village district to bolster the commercial viability of this area. Located at the intersection of Weston Road and Broad Street, the GHVD will serve the goals set forth in the Weston Plan of Conservation & Development (the "POCD"). The GHVD will be comprised of the following properties (collectively, the "Properties"):

- (i) 1 Good Hill Road (currently a garden center known as Weston Gardens),
- (ii) 4 Good Hill Road (currently a single-family residential property),
- (iii) 5 Good Hill Road (currently a single-family residential property),
- (iv) 8 Good Hill Road (currently a single-family residential property), and
- (v) 12 Good Hill Road (currently a lodge known as Norfield Grange).

1 Good Hill Road is a pre-existing nonconforming use since it is a commercial operation in a residential zone. Similarly, 12 Good Hill Road is also a commercial use in a residential zone. 4 Good Hill Road, while currently a residential property, is better suited for commercial purposes given the structures which already exist on the site. Applicant submits that an additional village district be created made up of the Properties to allow Weston to continue to foster a community that provides its residence with resources and entertainment within the town they reside.

The current zoning classification for the Properties severely limits the commercial viability of this area of Weston. With both 1 Good Hill Road and 12 Good Hill Road already in use as a commercial property, the Applicant believes that the creation of the GHVD will promote further growth along this critical route through Weston, extend the desirability of visitors to spend time (and money) in Weston, all the while preserving the New England, small-town character that is so important to the citizens of Weston. Approving the Text and Map Amendment would allow Weston to continue to grow in an organic and controlled manner with an eye towards conservation in every sense of the term. Creating the GHVD in this manner will allow Weston to continue to grow in a controlled manner with input and oversight from the appropriate authorities.

Specifically, the Applicant is proposing the following amendments:

1. A Text Amendment revising Section 200 of the Regulations;
2. A Text Amendment adding a new Section 323 to the Regulations creating the GHVD, a second commercial area along Weston Road to continue the bolster the commercial activity and viability of Weston; and

3. A Rezoning or Map Amendment to add the GHVD to the Weston Zoning Map.

I. PROPOSED TEXT & MAP AMENDMENTS

The Applicant is proposing two Text Amendments to the Regulations. The first proposal is a revision to Section 200 of the Regulations identifying the new GHVD as a separate zoning district. The second proposal is adding a new Section 323 to the Regulations which provide the general regulations for the new GHVD zone.

As proposed, the GHVD is nearly identical to the Village District zone which was previously approved by this Commission. In utilizing the existing Village District zone as a basis for the GHVD, the Applicant is seeking to mimic and adhere to the same growth potential, while retaining the same oversight, as the Commission found acceptable when approving the Village District. Attached as **Exhibit A** hereto is the proposed text change to Section 200 with red-lined edits. Attached as **Exhibit B** hereto is the new Section 323, with red-lined edits showing the differences between the GHVD zone and the Village District zone. In addition, we have attached as **Exhibit C** a clean version of both Section 200 and Section 323, without red-line edits.

In conjunction with the above Text Amendment, the Applicant is also requesting a corresponding Map Amendment to change the Official Building Zone Map to include the GHVD. The properties proposed for this newly created GHVD zone are as follows:

Property Address
1 Good Hill Road
4 Good Hill Road
5 Good Hill Road
8 Good Hill Road
12 Good Hill Road

The Applicant’s goal is to limit the increase of commercial uses in the area by including only those properties between 1 Good Hill Road and 12 Good Hill Road, which are already commercial uses. This approach allows the Applicant to limit any adverse impacts to other properties in the Town of Weston, while also providing an avenue for increasing commercial uses and providing Weston residents with more “in-town” amenities.

II. THE PROPOSED TEXT AND MAP AMENDMENTS ARE EACH CONSISTENT WITH THE 2020 PLAN OF CONSERVATION AND DEVELOPMENT (“POCD”)

One of the listed goals in the POCD is to foster the development of Weston’s Town Center because “residents clearly favor a more vibrant Town Center, offering more amenities” among other things. (Page 18). While the GHVD is not “officially” part of Town Center, it is located only a short distance away, and the creation of GHVD will allow for more amenities and options to be available to the residents of Weston. With the additional commercial uses a short drive from Town Center, residents of Weston and people from the surrounding area will have all the more reason to come to Weston and contribute to the community.

Additionally, the POCD states that it is consistent with the State of Connecticut Growth Management Principle of concentrating “development around transportation corridors to support the viability of transportation options” and the proposed GHVD will further support this principle. The GHVD will be located along Weston Road and is a very short distance from the current Town Center. The flow of traffic from the Town Center to the GHVD will facilitate more business activity, which will serve to benefit the Town of Weston and its residents. The GHVD will also not diminish the open space and conservation efforts of the Town of Weston. Instead, the already developed area will be made available for commercial use and will not require to be augmented or in anyway infringe upon the green space in Weston. In fact, as previously stated, of the five properties propose for the GHVD zone two already operate as commercial uses and a third, 4 Good Hill Road, is better suited for commercial purposes given the existing structures located on the property. These structures can be easily converted to commercial use with little fanfare and minimal impact to the community.

Finally, by enacting the proposed Text Amendments and creating the GHVD, the Planning and Zoning Commission will be able to control the development in this area and the future commercial uses in the area. The proposed Text Amendments limit the uses available in the GHVD to essentially those available in the Town Center. As Weston looks to the future, the Planning and Zoning Commission should be the body charged with promoting the economic development within this charming town. The GHVD will give the Planning and Zoning Commission additional options without a dramatic change to the current Regulations. Augmenting the draw to Weston in a controlled fashion and allowing for coordinated and comprehensive development of this charming town, leads one to understand the potentially important role the GHVD will play in the future of Weston.

EXHIBIT A

Text Amendment Revising Section 200 with red-lined edits showing revised language

Section 200. Classes of Districts and Purposes. Inasmuch as the character and type of development throughout the Town is predominantly rural residential, supplemented by a limited amount of business and service establishments for the convenience of local residents, and based upon the rugged nature of the Town's topography, as well as the policies expressed in the adopted Town Plan of Conservation and Development, the Town of Weston is hereby divided into the following districts:

R-2A, Two Acre Residential and Farming District

VD, Village District

[GHVD, Good Hill Village District](#)

(Amended 10/18/21)

EXHIBIT B

Text Amendment Adding a New Section 323

Red-Lined Edits Against the Existing Village District Regulation in Section 322

Section 323. Good Hill Village District

Preamble. The Good Hill Village District (GHVD) as shown on the Zoning Map is hereby declared to be a "village district," as authorized under Section 8-2j of the Connecticut General Statutes. The Good Hill Village District is intended to 1) increase the area available for commercial development and activity, 2) expand housing choices for residents of Weston, and 3) increase connectivity and pedestrian access, in a manner prescribed herein and subject to architectural review, as referred to in Section 3232.6, prior to approval of such development and activity by the Commission. In applying these Regulations, the Commission shall consider the design, relationship, and compatibility of building, structures, and site improvements and other objects within the public view including, but not limited to pedestrian and vehicular circulation systems including roads, driveways, and sidewalks; landscaping and plantings, buffers, and fencing; exterior signs; lighting, street furniture, public art and other site furnishings.

~~Within the Village District, there is Village Subdistrict R (VD-R) as shown on the Zoning Map, within which the Commission may approve a development that is exclusively devoted to residential uses.~~

If, and to the extent that, the provisions of this Section 3232 conflict with any other provisions of these Regulations, the provisions of this Section 3232 shall govern.

322.1 Special Permit Required. All uses within the Good Hill Village District shall be subject to the approval of a special permit and, where applicable, approval of a site plan meeting the submission requirements referred to in Section 3232.7.

322.2 Permitted Uses within the Good Hill Village District. The following uses are permitted in the Good Hill Village District.

(a) **Principal Uses.** The following principal uses may be permitted in the Village District:

(i) Retail stores

~~(ii) Grocery Store~~

~~(iii) Pharmacies~~

(ii) Personal service establishments, including health or fitness clubs, barber shops, beauty and nail salons, and retail dry cleaners without cleaning facilities on premises.

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(iii) Restaurant or café

(iv) Food service establishments including bakery, delicatessen, ice cream parlor, coffee shop, and similar serving establishments

(v) Microbrewery

(vi) Sale of food or merchandise from a truck or trailer on a seasonal or temporary basis

(vii) Banks and professional offices including offices for doctors, dentists, architects, landscape architects, engineers, attorneys, psychologists, licensed massage therapists, realtors, accountants, veterinarians, and such other similar profession licensed by the State of Connecticut as the Commission may approve.

(viii) Craft businesses including studios and/or galleries of artist or craftsmen including furniture, cabinetry, sculpture, crafts, and similar ventures.

~~(ix) One automotive service station, as defined in Section 610, and electric vehicle charging stations, provided that any such service or charging station is located in a place so as not interfering with the normal operation of the balance of the Village District or the movement of pedestrian and vehicular traffic circulation.~~

(ix) Bed and breakfast establishments provided that they are located in buildings existing on the effective date of this regulation.

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(x) Mixed-use building that includes residential and non-residential uses within the same building, provided that no dwelling unit in a mixed-use building shall be located at or below the street level or contain more than two bedrooms.

(xi) Housing that is purely residential in nature, subject to the provisions of Section 3232.3.

(xii) Other uses, including civic, cultural, and non-profit uses, which the Commission finds are similar to one or more of the uses permitted in this Section 3223.2(a).

(b) **Accessory Uses.** Except for Residential Housing described in Section 3232.2(a) (xiv), the following accessory uses may be permitted in the Village District.

- (i) Parking shall be limited to the rear of buildings, although the Commission may permit parking to the side of buildings consistent with maintaining the character of the Good Hill Village District. Parking and loading space for motor vehicles shall be in accordance with the requirements of Sections 363 through 369, except those existing commercial structures and uses in the Good Hill Village District as of ~~October 18, 2021~~August 1, 2024 shall continue to be subject to Section 362.
- (ii) Charging stations for electric vehicles
- (iii) Business signs, in accordance with the requirements of Section 350.
- (iv) Exterior lighting, in accordance with the requirements of Section 312.8.
- (v) Outdoor seating associated with restaurants, cafes or food service establishments described in Section 3232.2 (a) (v) or (vi).
- (vi) Reasonable outdoor displays of goods for sale during regular business hours.
- (v) Outside refuse and recycling when such use is directly related to the business(es) it serves and is completely screened from view from the street and adjacent properties.
- (viii) Any other use clearly and customarily incident to a permitted principal use.

(c) **Limitation on Uses.** The following limitations apply to all uses in the Good Hill Village District:

- (i) To the extent that a building is used for non-residential purposes, the portion devoted to that use shall not exceed 11,000 square feet. Calculation of square footage shall not include attics, basements or cellars.
- (ii) In general, unless the Commission determines that such storage is appropriate, is not in conflict with its design guidelines and is incidental to the primary use of the premises, there shall be no exterior storage of articles for

sale, or of other materials or equipment, except for a small amount of materials and equipment placed at the gasoline pump or charging stations, and solely for convenience in serving customers.

- d) **Area, Setback, Height, and Coverage.** The following area, setback, height, and coverage shall apply to all uses in the Good Hill Village District.

	Requirement
Minimum lot area	1 acre
Minimum width of lot	200 feet
Minimum depth of lot	200 feet
Minimum road frontage	200 feet
Setback, front lot	Not less than 10 feet and no more than 20 feet
Minimum setback, side lot	None, except 30 feet when abutting a <u>GHVD-R</u> or <u>R-2A</u> District
Minimum setback, rear lot	30 feet
Minimum setback for off-street parking and loading areas when:	
(a) adjoining a residence district	50 feet
(b) adjoining a street	10 feet but not closer than facade of the adjacent building(s)
Maximum building height	35 feet. Section 312.5 shall apply to projecting features above the roof level.
Maximum lot coverage by buildings and structures	30% of lot area
Maximum impervious lot coverage	75% of lot area

322.3 Residential Uses within the Good Hill Village District. The following residential uses may be permitted in the Good Hill Village District

- (a) **Principal Residential Uses**

- (i) Residential use in mixed-use buildings referred to in Section 322.2(a) (ix) subject to the requirements of Section 322.2.
 - (ii) ~~Single-Family Residential dwellings in the VD-R subdistrict as shown on the Zoning Map.~~
- (b) Permitted Accessory Uses Applicable to Residential Dwellings in the GHVD-R Subdistrict
- (i) Parking space for motor vehicles in accordance with Section 363 through 369.
 - (ii) Signs, in accordance with the requirements of Section 350.
 - (iii) Exterior lighting, in accordance with the requirements of Section 312.8.
 - (iv) Customary accessory uses.
- (c) Area, Setback, Height, and Coverage in the GHVD-R Subdistrict.

	Requirement
Minimum lot area	1 acre
Minimum width of lot	200 feet
Minimum depth of lot	200 feet
Minimum road frontage	200 feet
Minimum Setback, front lot	20 feet
Minimum setback, side lot	30 feet
Minimum setback, rear lot	30 feet
Minimum setback for off-street parking and loading areas when:	
(a) adjoining a residence district	50 feet

(b) adjoining a street	20 feet
Maximum building height	35 feet. Section 312.5 shall apply to projecting features above the roof level.
Maximum lot coverage by buildings and structures	30% of lot area
Maximum impervious lot coverage	75% of lot area

- (i) In instances where a lot in the ~~GHVD-R-subdistrict~~ does not meet the lot area, width, depth, or frontage requirement set forth above, the Commission may permit a reduction of those requirements when the proposed development of the lot is part of a plan for a larger parcel in the Good Hill Village District where the lot area, width and frontage requirements have been met.
- (ii) Dwelling units in the ~~GHVD-R-subdistrict~~ shall not contain more than ~~two (2)~~three (3) bedrooms nor exceed ~~1,200~~1,800 square feet of floor area in size.

(c) Notwithstanding any other provision herein to the contrary, any existing residential buildings in the GHVD as of August 1, 2024, shall be deemed to comply with the requirements of this Section.

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322.4 Requirement for Affordability. Notwithstanding any other provisions of Section ~~322.2~~, where five or more residential dwelling units are proposed under this Section ~~322.3~~, a minimum of 15% of such the units (rounded up to the nearest whole number of units) shall be affordable and meet the eligibility requirements of Section 8-30g of the Connecticut General Statutes.

322.5 Prohibited Uses: In addition to any uses that may otherwise be prohibited in of these Regulations, the following uses are specifically prohibited in the Good Hill Village District.

- (i) Drive-thru access for any use
- (ii) Car wash

(iii) Laundromat

(iv) Sale of firearms, ammunition, or related accessories

- (v) Tattoo parlor
- (vi) Funeral home
- (vii) Movie theaters
- (viii) Sale of adult reading material, videos, performances, services, or novelties
- (ix) Cannabis establishments
- (x) Motor vehicle sales or rentals
- (xi) Autobody shops
- (xii) Short-term vacation rentals by owner (e.g., Airbnb)

322.6 Site and Building Design Standards and Guidelines. All development in the Good Hill Village District shall be subject to policies set forth in Appendix A of these Regulations. Such development shall be subject to review and recommendations to the Commission in accordance with Section 8-2j(d) of the Connecticut General Statutes.

322.7 Special Permit and Site Plan Requirements. An application for a special permit for all development in the Good Hill Village District shall be subject to the submission policies adopted by the Commission, which policies may be revised, from time to time by the Commission, as it determines in its sole discretion.

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322.8 Review by Consultant(s). Any person applying to the Commission for approval of an application relating to the Good Hill Village District shall pay the cost of reasonable fees associated with any necessary review by consultants with expertise in land use of any particular technical aspect of such application including, but not limited to, architecture, engineering, traffic, stormwater management, sewage disposal, water supply, and similar systems, for the benefit of the Commission. Any such fees shall be accounted for separately from other funds of the Commission and shall be used only for expenses associated with the technical review by consultants who are not salaried employees of the Town. Any amount of the fee remaining after payment of all expenses for such technical review, including any interest accrued, shall be returned to the applicant not later than forty-five (45) days after the completion of the technical review.

EXHIBIT C

Text Amendment to Section 200 and Section 323

CLEAN VERSION

Section 200. Classes of Districts and Purposes. Inasmuch as the character and type of development throughout the Town is predominantly rural residential, supplemented by a limited amount of business and service establishments for the convenience of local residents, and based upon the rugged nature of the Town's topography, as well as the policies expressed in the adopted Town Plan of Conservation and Development, the Town of Weston is hereby divided into the following districts:

R-2A, Two Acre Residential and Farming District
VD, Village District (Amended 10/18/21)
GHVD, Good Hill Village District

Section 323. Good Hill Village District

Preamble. The Good Hill Village District (GHVD) as shown on the Zoning Map is hereby declared to be a "village district," as authorized under Section 8-2j of the Connecticut General Statutes. The Good Hill Village District is intended to 1) increase the area available for commercial development and activity, 2) expand housing choices for residents of Weston, and 3) increase connectivity and pedestrian access, in a manner prescribed herein and subject to architectural review, as referred to in Section 323.6, prior to approval of such development and activity by the Commission. In applying these Regulations, the Commission shall consider the design, relationship, and compatibility of building, structures, and site improvements and other objects within the public view including, but not limited to pedestrian and vehicular circulation systems including roads, driveways, and sidewalks; landscaping and plantings, buffers, and fencing; exterior signs; lighting, street furniture, public art and other site furnishings.

If, and to the extent that, the provisions of this Section 323 conflict with any other provisions of these Regulations, the provisions of this Section 323 shall govern.

322.1 Special Permit Required. All uses within the Good Hill Village District shall be subject to the approval of a special permit and, where applicable, approval of a site plan meeting the submission requirements referred to in Section 323.7.

322.2 Permitted Uses within the Good Hill Village District. The following uses are permitted in the Good Hill Village District.

(a) **Principal Uses.** The following principal uses may be permitted in the Village District:

(i) Retail stores

- (ii) Personal service establishments, including health or fitness clubs, barber shops, beauty and nail salons, and retail dry cleaners without cleaning facilities on premises.
- (iii) Restaurant or café
- (iv) Food service establishments including bakery, delicatessen, ice cream parlor, coffee shop, and similar serving establishments
- (v) Microbrewery
- (vi) Sale of food or merchandise from a truck or trailer on a seasonal or temporary basis
- (vii) Banks and professional offices including offices for doctors, dentists, architects, landscape architects, engineers, attorneys, psychologists, licensed massage therapists, realtors, accountants, veterinarians, and such other similar profession licensed by the State of Connecticut as the Commission may approve.
- (viii) Craft businesses including studios and/or galleries of artist or craftsmen including furniture, cabinetry, sculpture, crafts, and similar ventures.
- (ix) Bed and breakfast establishments provided that they are located in buildings existing on the effective date of this regulation.
- (x) Mixed-use building that includes residential and non-residential uses within the same building, provided that no dwelling unit in a mixed-use building shall be located at or below the street level or contain more than two bedrooms.
- (xi) Housing that is purely residential in nature, subject to the provisions of Section 323.3.
- (xii) Other uses, including civic, cultural, and non-profit uses, which the Commission finds are similar to one or more of the uses permitted in this Section 323.2(a).

(b) **Accessory Uses.** Except for Residential Housing described in Section 323.2(a) (xiv), the following accessory uses may be permitted in the Village District.

- (i) Parking shall be limited to the rear of buildings, although the Commission may permit parking to the side of buildings consistent with maintaining the character of the Good Hill Village District. Parking and loading space for motor vehicles shall be in accordance with the requirements of Sections 363 through 369, except those existing commercial structures and uses in the Good Hill Village District as of August 1, 2024 shall continue to be subject to Section 362.
- (ii) Charging stations for electric vehicles
- (iii) Business signs, in accordance with the requirements of Section 350.
- (iv) Exterior lighting, in accordance with the requirements of Section 312.8.
- (v) Outdoor seating associated with restaurants, cafes or food service establishments described in Section 323.2 (a) (v) or (vi).
- (vi) Reasonable outdoor displays of goods for sale during regular business hours.
- (v) Outside refuse and recycling when such use is directly related to the business(es) it serves and is completely screened from view from the street and adjacent properties.
- (viii) Any other use clearly and customarily incident to a permitted principal use.

(c) **Limitation on Uses.** The following limitations apply to all uses in the Good Hill Village District:

- (i) To the extent that a building is used for non-residential purposes, the portion devoted to that use shall not exceed 11,000 square feet. Calculation of square footage shall not include attics, basements or cellars.
- (ii) In general, unless the Commission determines that such storage is appropriate, is not in conflict with its design guidelines and is incidental to the primary use of the premises, there shall be no exterior storage of articles for

sale, or of other materials or equipment, except for a small amount of materials and equipment placed at the gasoline pump or charging stations, and solely for convenience in serving customers.

- d) **Area, Setback, Height, and Coverage.** The following area, setback, height, and coverage shall apply to all uses in the Good Hill Village District.

	Requirement
Minimum lot area	1 acre
Minimum width of lot	200 feet
Minimum depth of lot	200 feet
Minimum road frontage	200 feet
Setback, front lot	Not less than 10 feet and no more than 20 feet
Minimum setback, side lot	None, except 30 feet when abutting a GHVD-R or R-2A District
Minimum setback, rear lot	30 feet
Minimum setback for off-street parking and loading areas when:	
(a) adjoining a residence district	50 feet
(b) adjoining a street	10 feet but not closer than facade of the adjacent building(s)
Maximum building height	35 feet. Section 312.5 shall apply to projecting features above the roof level.
Maximum lot coverage by buildings and structures	30% of lot area
Maximum impervious lot coverage	75% of lot area

322.3 Residential Uses within the Good Hill Village District. The following residential uses may be permitted in the Good Hill Village District

- (a) **Principal Residential Uses**

- (i) Residential use in mixed-use buildings referred to in Section 323.2(a) (x) subject to the requirements of Section 323.2.
- (ii) Single-Family Residential dwellings.

(b) Permitted Accessory Uses Applicable to Residential Dwellings in the GHVD

- (i) Parking space for motor vehicles in accordance with Section 363 through 369.
- (ii) Signs, in accordance with the requirements of Section 350.
- (iii) Exterior lighting, in accordance with the requirements of Section 312.8.
- (iv) Customary accessory uses.

(c) Area, Setback, Height, and Coverage in the GHVD.

	Requirement
Minimum lot area	1 acre
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(b) adjoining a street	20 feet
Maximum building height	35 feet. Section 312.5 shall apply to projecting features above the roof level.
Maximum lot coverage by buildings and structures	30% of lot area
Maximum impervious lot coverage	75% of lot area

- (i) In instances where a lot in the GHVD does not meet the lot area, width, depth, or frontage requirement set forth above, the Commission may permit a reduction of those requirements when the proposed development of the lot is part of a plan for a larger parcel in the Good Hill Village District where the lot area, width and frontage requirements have been met.
- (ii) Dwelling units in the GHVD shall not contain more than three (3) bedrooms nor exceed 11,800 square feet of floor area in size.
- (c) Notwithstanding any other provision herein to the contrary, any existing residential buildings in the GHVD as of August 1, 2024, shall be deemed to comply with the requirements of this Section.

322.4 Requirement for Affordability. Notwithstanding any other provisions of Section 323, where five or more residential dwelling units are proposed under this Section 323, a minimum of 15% of such the units (rounded up to the nearest whole number of units) shall be affordable and meet the eligibility requirements of Section 8-30g of the Connecticut General Statutes.

322.5 Prohibited Uses: In addition to any uses that may otherwise be prohibited in of these Regulations, the following uses are specifically prohibited in the Good Hill Village District.

- (i) Drive-thru access for any use
- (ii) Car wash

- (iii) Laundromat
- (iv) Sale of firearms, ammunition, or related accessories
- (v) Tattoo parlor
- (vi) Funeral home
- (vii) Movie theaters
- (viii) Sale of adult reading material, videos, performances, services, or novelties
- (ix) Cannabis establishments
- (x) Motor vehicle sales or rentals
- (xi) Autobody shops
- (xii) Short-term vacation rentals by owner (e.g., Airbnb)

322.6 Site and Building Design Standards and Guidelines. All development in the Good Hill Village District shall be subject to policies set forth in Appendix A of these Regulations. Such development shall be subject to review and recommendations to the Commission in accordance with Section 8-2j(d) of the Connecticut General Statutes.

322.7 Special Permit and Site Plan Requirements. An application for a special permit for all development in the Good Hill Village District shall be subject to the submission policies adopted by the Commission, which policies may be revised, from time to time by the Commission, as it determines in its sole discretion.

322.8 Review by Consultant(s). Any person applying to the Commission for approval of an application relating to the Good Hill Village District shall pay the cost of reasonable fees associated with any necessary review by consultants with expertise in land use of any particular technical aspect of such application including, but not limited to, architecture, engineering, traffic, stormwater management, sewage disposal, water supply, and similar systems, for the benefit of the Commission. Any such fees shall be accounted for separately from other funds of the Commission and shall be used only for expenses associated with the technical review by consultants who are not salaried employees of the Town. Any amount of the fee remaining after payment of all expenses for such technical review, including any interest accrued, shall be returned to the applicant not later than forty-five (45) days after the completion of the technical review.

4. Names and addresses of Petitioner and affected properties

PETITIONER:

4 Goodhill, LLC

4 Good Hill Road, Weston, CT 06883

m/b/l: 31/3/8

PROPERTIES WHICH ARE SUBJECT TO THIS PETITION:

1. 1 Good Hill Road
m/b/l: 31/4/6
2. 4 Good Hill Road
m/b/l: 31/3/8
3. 5 Good Hill Road
m/b/l: 31/4/5
4. 8 Good Hill Road
m/b/l: 31/3/2
5. 12 Good Hill Road
m/b/l: 31/3/4

5. GIS map printout identifying the Subject Properties

Town of Weston

Geographic Information System (GIS)

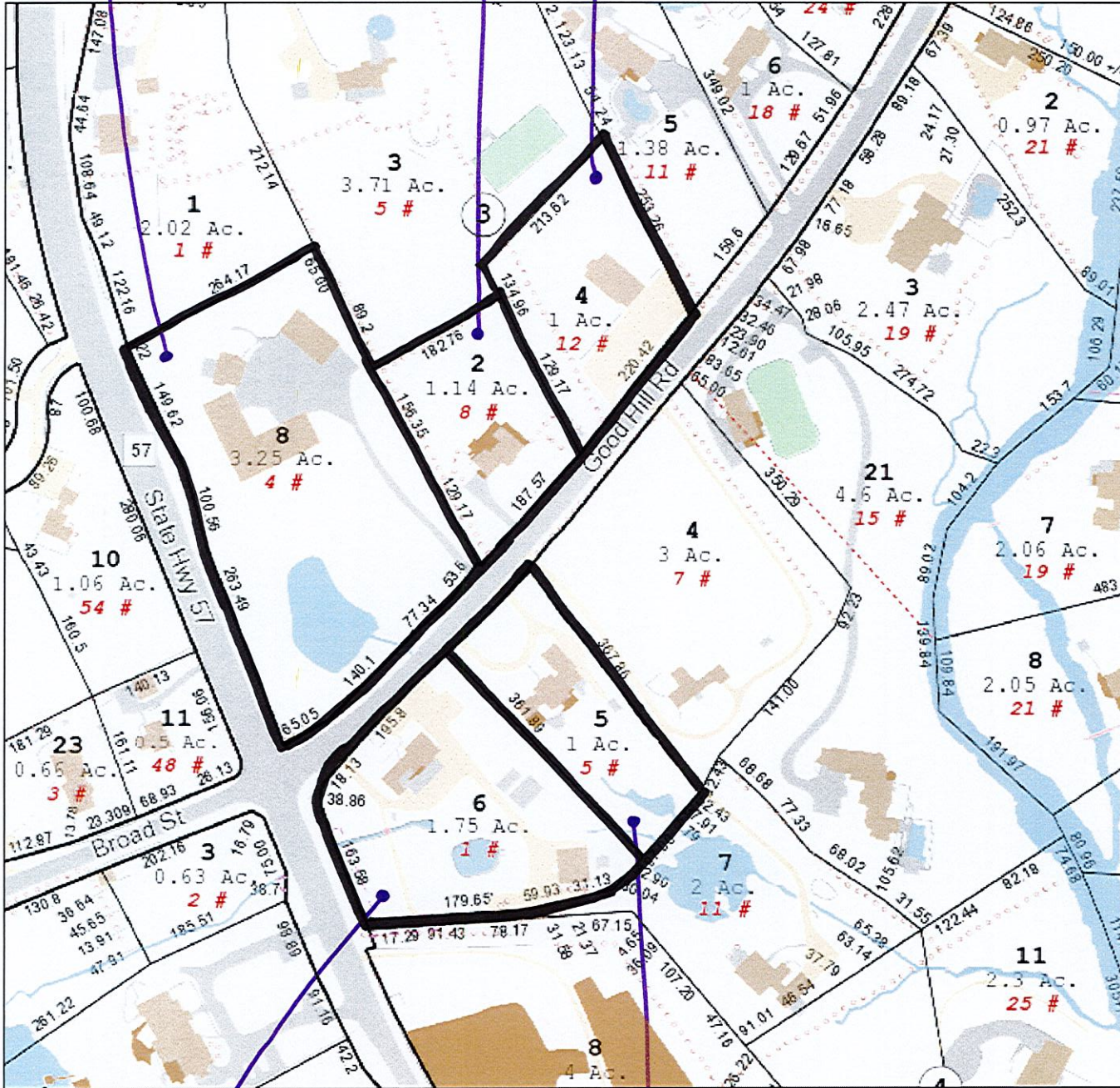


Date Printed: 7/15/2024

8 GOOD HILL ROAD
M/B/L: 31/3/2

4 GOOD HILL ROAD
M/B/L: 31/3/3

12 GOOD HILL ROAD
M/B/L: 31/3/4



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Weston and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 200 feet



1 GOOD HILL ROAD
M/B/L: 31/4/6

5 GOOD HILL ROAD
M/B/L: 31/4/5

6. Notice Letter to abutters within
500 feet of the proposed
properties, along with: (i) a list of
all abutters, and (ii) map of the
abutting parcels.

July 25, 2024

RE: Proposed Text & Map Amendment creating the Good Hill Village District

To Whom It May Concern,

Notice is hereby given that Eric D. Bernheim, Esq. has filed a proposed text and map amendment to the Weston, CT Zoning Regulations (the “Regulations”) seeking to create the Good Hill Village District (the “GHVD”).

The public hearing date for this application will be scheduled at the discretion of the Planning & Zoning Department. A notice of the public hearing for this application will be published twice prior to the hearing in a local newspaper.

To view application details, please visit the Planning & Zoning Office, located at Town Hall Annex, 24 School Road, Weston, CT 06883.

Sincerely,



Eric D. Bernheim, Esq.



TOWN OF WESTON, CONNECTICUT

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
31 4 6	1 GOODHILL ROAD	ONE GOOD HILL LLC	1 GOODHILL ROAD	WESTON	CT	06883-0000
30 4 20	1 LEDGEBROOK COURT	ZHARYY VOLODMYR B & ZAHARA NATALITA	1 LEDGEBROOK COURT	WESTON	CT	06883-0000
31 3 1	1 RIVER ROAD	SMITH SARAH BIGGERS & GEORGE III	1 RIVER ROAD	WESTON	CT	06883-0000
31 6 33	10 BROAD STREET	JOSEPH GREGORY & BARBARA	10 BROAD STREET	WESTON	CT	06883-0000
31 1 33	10 TWIN OAK LANE	HARTPARK INVESTMENTS LLC	11 WILTON ROAD	WESTPORT	CT	06880-0000
31 1 12	11 BROAD STREET	FERRIS ROGER	11 WILTON ROAD	WESTPORT	CT	06880-0000
31 4 7	11 GOODHILL ROAD	GERROLL PATRICIA & DANIEL	11 GOODHILL RD	WESTON	CT	06883-0000
31 3 5	11 RIVER ROAD	CHMIEL ANDRZEJ & MONIKA DARDA	11 RIVER ROAD	WESTON	CT	06883-0000
28 4 5	11 SAUGATUCK RIVER ROAD	MISIANO CHRISTOPHER & HILARY ENGLISH	11 SAUGATUCK RIVER ROAD	WESTON	CT	06883-0000
31 3 4	12 GOODHILL ROAD	NORFIELD GRANGE #146 INC	12 GOODHILL ROAD	WESTON	CT	06883-0000
31 1 26	13 BROAD STREET	PARKHILL DEVELOPMENT COMPANY	11 WILTON ROAD	WESTPORT	CT	06880-0000
31 4 21	15 GOODHILL ROAD	DOBRYNINA MARINA	111 WEST 67TH STREET APT 30A	NEW YORK	NY	10023-0000
31 3 6	18 GOODHILL ROAD	STEIN JOSEPH J & CHANA	18 GOODHILL RD	WESTON	CT	06883-0000
31 4 3	19 GOODHILL ROAD	PLAISTED JOHN & KAMALA	19 GOODHILL ROAD	WESTON	CT	06883-0000
31 4 1	19 RIVER ROAD	MACSHANE DOUGLAS P &	2960 POST ROAD C/O MT MARITIME	SOUTHPORT	CT	06890-0000
28 4 7	19 SAUGATUCK RIVER ROAD	BRANDON JOSEPH P & COLLEEN M	19 SAUGATUCK RIVER ROAD	WESTON	CT	06883-0000
31 6 3	2 BROAD STREET	JOSEPH GREGORY P & BARBARA J	10 BROAD STREET	WESTON	CT	06883-0000
31 1 5	2 OLD WESTON ROAD	BELL JEFFREY J	2 OLD WESTON RD	WESTON	CT	06883-0000
31 4 2	21 GOODHILL ROAD	WALDER CHRISTINE	21 GOODHILL ROAD	WESTON	CT	06883-0000
28 4 8	21 SAUGATUCK RIVER ROAD	WEINGARTEN SUSAN L & JON	21 SAUGATUCK RIVER ROAD	WESTON	CT	06883-0000
28 4 8	21 SAUGATUCK RIVER ROAD	WEINGARTEN SUSAN L & JON	21 SAUGATUCK RIVER ROAD	WESTON	CT	06883-0000

28 49	22 SAUGATUCK RIVER ROAD	TIPPINS NICOLA J & NEAVE JONATHON A	22 SAUGATUCK RIVER ROAD	WESTON	CT	06883- 0000
31 37	24 GOODHILL ROAD	KENDIG HAROLD LESLIE EST & REGINA	24 GOODHILL ROAD	WESTON	CT	06883- 0000
31 4 11	25 HUCKLEBERRY LANE	CLAQUIN LAURENT	25 HUCKLEBERRY LANE	WESTON	CT	06883- 0000
31 4 10	27 HUCKLEBERRY LANE	MANNE GARY	27 HUCKLEBERRY LANE	WESTON	CT	06883- 0000
30 4 13+14	28 GOODHILL ROAD	SCHRODER OLE C & ELISA A	28 GOODHILL RD	WESTON	CT	06883- 0000
31 4 9	29 HUCKLEBERRY LANE	GIULIANI PETER A + LESLIE	29 HUCKLEBERRY LA	WESTON	CT	06883- 0000
31 1 23	3 BROAD STREET	KIMBERLY WILLIAM O & CAROLYN A	3 BROAD ST	WESTON	CT	06883- 0000
31 6 7	34 WESTON ROAD	LSLG ASSOCIATES LLC	34 WESTON ROAD	WESTON	CT	06883- 0000
31 6 6	36 WESTON ROAD	MORE EILEEN M	36 WESTON RD	WESTON	CT	06883- 0000
31 6 5	38 WESTON ROAD	GILL CHRISTOPHER D &	38 WESTON ROAD	WESTON	CT	06883- 0000
31 3 8	4 GOODHILL ROAD	4 GOODHILL LLC	4 GOODHILL ROAD	WESTON	CT	06883- 0000
30 4 18	4 HIDDEN HILL ROAD	LOOMIS SUZANNE M	4 HIDDEN HILL ROAD	WESTON	CT	06883- 0000
31 1 32	4 TWIN OAK LANE	PARKHART INVESTMENTS LLC	11 WILTON ROAD	WESTPORT	CT	06880- 0000
31 6 4	40 WESTON ROAD	40 WESTON ROAD LLC	40 WESTON ROAD	WESTON	CT	06883- 0000
31 1 11	48 WESTON ROAD	CARSUSO RONALD A	48 WESTON RD	WESTON	CT	06883- 0000
31 4 5	5 GOODHILL ROAD	SMITH EVA KLARA	5 GOODHILL RD	WESTON	CT	06883- 0000
30 4 15	5 HIDDEN HILL ROAD	BENTLEY DAVID & SCHULTZ NATALIA	5 HIDDEN HILL ROAD	WESTON	CT	06883- 0000
31 3 3	5 RIVER ROAD	MATHEWS GRETCHEN MARIE	5 RIVER ROAD	WESTON	CT	06883- 0000
31 1 10	54 WESTON ROAD	LITTERAL GEORGE J	54 WESTON RD	WESTON	CT	06883- 0000
31 1 7	62 WESTON ROAD	CHUNOVIC THOMAS & JANIS	62 WESTON ROAD	WESTON	CT	06883- 0000
31 1 6	68 WESTON ROAD	DUPRE RICHARD D	68 WESTON ROAD	WESTON	CT	06883- 0000
31 4 4	7 GOODHILL ROAD	WESTSIDE 111 LLC	111 WEST 67TH STREET APT 30A	NEW YORK	NY	10023- 0000
31 3 2	8 GOODHILL ROAD	OJAROVSKA JOHN G+EWA A	8 GOODHILL RD	WESTON	CT	06883- 0000
30 4 19	8 RIVER ROAD	WELSCH-LEHMANN RALPH CHRISTIAN &	8 RIVER ROAD	WESTON	CT	06883- 0000
31 1 8	BROAD STREET	DUSENBURY DEVELOPMENT COMPANY LLC	11 WILTON ROAD	WESTPORT	CT	06880- 0000
31 4 8	WESTON ROAD	TOWN OF WESTON	56 NORFIELD RD	WESTON	CT	06883- 0000

