

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES
JULY 6, 2020, 7:15 P.M.
HELD VIRTUALLY VIA INTERNET AND PHONE**

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Present: Ken Edgar, Chairman; Don Saltzman, Vice Chairman; Jane Connolly, Sally Korsh, Harry Falber, Richard Wolf

Not Present: Britta Lerner

Also Present: Jonathan Luiz, Town Administrator; Tracy Kulikowski, Land Use Director; members of the public

Digitally Recorded [held virtually due to the COVID-19 State of Emergency]

7:20 p.m. Chairman Edgar called the meeting to order.

DISCUSSION/DECISION: REFERRAL FOR CGS SECTION 8-24 REPORT, SALE OF 2,736 SQUARE FEET OF REAL ESTATE ADJACENT TO THE DAVIS HILL ROAD BRIDGE, TO THE STATE OF CONNECTICUT, NEAR THE INTERSECTION OF DAVIS HILL ROAD AND VALLEY FORGE ROAD, AS DEPICTED ON A RIGHT-OF-WAY SURVEY DATED MAY 27, 2020, PREPARED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, RELATED TO THE PRESERVATION OF THE DAVIS HILL ROAD BRIDGE [JONATHAN LUIZ, TOWN ADMINISTRATOR, TOWN OF WESTON] [20-06]

Jonathan Luiz, Town Administrator, presented the Board of Selectmen's request for a CGS Section 8-24 Report. Raymond Boucher, of the CT Dept. of Transportation [CTDOT], joined the presentation. Mr. Luiz explained that the proposed project involves a preservation of the Davis Hill Road Town-owned Bridge as a result of federal funding awarded to the Town. Mr. Boucher stated that in order to effectively implement this preservation and allow for future maintenance work, the State has offered to purchase approximately 2,736 square feet of Town-owned land adjacent to the bridge. Discussion ensued with the Commission. The members reviewed the Right-of-Way Survey, prepared by the CTDOT, dated May 27, 2020, depicting the proposed acquisition. Mr. Boucher spoke about the proposed project which includes repairing and repainting bearings, minor repairing and crack-sealing of the substructure, replacing concrete expansion joints, minor repairing of deck concrete joints, waterproofing and paving of the deck, and replacing the sidewalk. Mr. Luiz confirmed that as the proposed project nears the end of the design-phase, the Town will come to the Commission for a CGS Sec. 8-24 Report for the actual project.

Sally Korsh made a motion that the Commission provide a positive CGS Section 8-24 Report to the Board of Selectmen, with respect to the proposed sale of approximately 2,736 square feet of real estate adjacent to the Davis Hill Road Bridge, to the State of Connecticut, near the intersection of Davis Hill Road and Valley Forge Road, as depicted on a Right-of-Way Survey dated May 27, 2020, prepared by the CTDOT, related to the preservation of the Davis Hill Road Bridge, as presented to the Commission. Seconded by Jane Connolly. Mr. Luiz clarified that this request pertains to the proposed sale of Town-owned land to the State and it is not for the actual proposed project which is to occur in the future and will likely involve a separate referral for a CGS Sec. 8-24 Report. Mr. Luiz stated that the Town has partnered with the State for federal funding through the Federal Local Bridge Program that is administered by the State.

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CONT'D

Mr. Boucher confirmed that the State acquires the rights-of-way deemed necessary to facilitate such preservation projects. Discussion continued between the Commission, Mr. Luiz and Mr. Boucher. Hearing no further discussion and a roll call vote, all in favor, the motion carried (6-0). Britta Lerner absent.

DISCUSSION/DECISION: CREATION OF A VILLAGE DISTRICT IN WESTON TOWN CENTER - PROCESS FOR CONSIDERATION OF VILLAGE DISTRICT REGULATIONS AND ELEMENTS OF VILLAGE DISTRICT REGULATIONS

Jane Connolly made a motion that the Commission move to discuss this agenda item after the Discussion on the Petition to Amend the Accessory Apartment Regulations. Seconded by Harry Falber. Hearing no further discussion and a roll call vote, all in favor, the motion carried (6-0). Britta Lerner absent.

DISCUSSION CONT'D/DECISION: PETITION TO AMEND THE ACCESSORY APARTMENT REGULATIONS, SPECIFICALLY SEC. 345.4 OF THE WESTON ZONING REGULATIONS, TO INCREASE THE MAXIMUM SIZE OF ACCESSORY APARTMENTS FROM 800 SQUARE FEET TO 1,000 SQUARE FEET [PETITION BY JOSEPH AND LOIS RYAN, 13 BERNHARD DRIVE] [20-03]

Chairman Edgar reminded the Commission that this petition does not clearly state if the definition of "floor area" has been sufficiently addressed. The Commission discussed the completeness of the application. Chairman Edgar stated that this proposed amendment is considered important to the entire community and suggested that the applicant meet with the Land Use Director to ensure that all aspects of the application are thorough and complete. A discussion ensued between the members, the Ryans and Ms. Kulikowski.

Commissioner Wolf commented that any potential amendments to the Accessory Apartment Regulations should be holistic and clear as to what the Commission is attempting to achieve for the Town. Commissioner Connolly suggested that the applicant could withdraw, without prejudice, their current petition, meet with the Land Use Director, and re-petition a potential amendment to the regulations that is explicit and complete. The applicant agreed to contact Ms. Kulikowski. The Commission came to a consensus that any proposed amendment to the Accessory Apartment Regulations be detailed and thorough and that it should address the issues that are important to the Town.

DISCUSSION/DECISION: CREATION OF A VILLAGE DISTRICT IN WESTON TOWN CENTER - PROCESS FOR CONSIDERATION OF VILLAGE DISTRICT REGULATIONS AND ELEMENTS OF VILLAGE DISTRICT REGULATIONS

The Commission reviewed Chairman Edgar's draft schedule for discussion of potential Village District Regulations. The Commission agreed on the importance and discussed the process of hiring a planning consultant to assist with the creation of a proposed Village District. The members discussed the draft Elements of Village District Regulations.

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APPROVAL OF MINUTES: JUNE 15, 2020

Hearing no comments, the Commission accepted the Minutes of June 15, 2020.

Richard Wolf made a motion that the Commission adjourn the meeting. Seconded by Jane Connolly. All in favor, the motion carried (6-0). Britta Lerner absent.

8:52 p.m. Meeting adjourned

Submitted by: AnnMarie Fontana, Admin. Assistant