



Planning and Zoning Commission

Regular Meeting

Monday, August 5, 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

Chairwoman Sally Korsh called the meeting to order at 7:15pm. The following members were present: 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. Old Business

Discussion and Possible Decision: 107 Georgetown Road | # Z-24-03 |

Chairwoman Korsh stated after the Commission reviewed the application and determined if the proposal met the 8-30g requirements for 30% to be affordable units, Chairwoman Korsh stated that on the application it states 25% affordable units. The Commissioners agreed with Chairwoman Korsh and stated that the application should be denied due to not meeting the 8-30g requirements.

A MOTION was made by Commissioner Gojkovich to DENY the application. The MOTION was SECONDED by Commissioner Leone. The MOTION CARRIED unanimously.

A MOTION was made by Commissioner Reiner to DENY the application to amend the zoning regulation to create an affordable housing development. The MOTION was SECONDED by Vice Chairman Burns. The MOTION CARRIED unanimously.

A MOTION was made by Commissioner Gojkovich to DENY the application to amend the zoning map to create an affordable housing development. The MOTION was SECONDED by Commissioner Loucas. The MOTION CARRIED unanimously.

Discussion and Referral for Architectural Review: 190 Weston Road

Josh Tolk, Agent for Weston Shopping Center Associates, LLC, the owner of 190 Weston Road (Weston Center), shared the proposed interior and exterior alterations plan for the Lunch Box. Mr. Tolk stated the Lunch Box is in the process of re-branding its business. The full service diner-style restaurant is being changed into a bar and grill concept. The new restaurant will continue lunch and dinner service with expanded days and hours of operation. The Lunch Box is also proposing to relocate the entrance to the premises and change the windows and re-surface the exterior of the premises to create an individual identity for the business. In response to concerns raised by Commissioner Loucas relative to soft scape additions in the area of construction, plant material has been added to the plan along the fence enclosure. Commissioner Burns raised

concerns regarding the appearance of the other businesses in the shopping center not currently under consideration for exterior alterations. Mr. Tolk shared photos of two local shopping centers, the photos depict different architectural styles in which tenants in the same shopping center can have different and varying facades that are both eclectic and unified in appearance.

A MOTION was made by Commissioner Leone to have an architectural review conducted for 190 Weston Rd, Village District. The MOTION was SECONDED by Commissioner Burns. The MOTION CARRIED unanimously

3. New Business

Receipt of application (Set a public hearing) | 4 Good Hill Road |

Chairwoman Korsh acknowledges receipt of the application for 4 Good Hill Rd.

A MOTION was made by Commissioner Christensen to set the public hearing to the next meeting on September 9th, 2024 at 7:15PM. The MOTION was SECONDED by Chairwoman Loucas. The MOTION CARRIED unanimously.

4. Approval of Minutes

A MOTION was made by Chairwoman Korsh to Approve Regular Meeting minutes from 7/1/24. The MOTION was SECONDED by Commissioner Christensen. The MOTION CARRIED unanimously.

5. Zoning Enforcement Officer's Report

Ms. Hodza shared a monthly report between July 2nd to July 25th from the Zoning/Code Enforcement Officer. Ms. Hodza stated that 15 zoning permits were issued, 1 enforcement action and 14 certificates of zoning compliance.

6. General Discussion

- 7. Adjournment** (Next regular meeting, Monday, September 9th, 2024, 7:15 p.m. via Zoom/In-Person)
Commissioner Gojkovich made a MOTION to ADJOURN. The MOTION was SECONDED by Commissioner Reiner. The MOTION CARRIED unanimously.

Respectfully Submitted,

Felippo Scandizzo
Recording Secretary