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RECEIVED
AUG 22 2024
TOWN OF WESTON
PLANNING & ZONING COMMISSION

August 22, 2024

Sally Korsh, Chair
Planning and Zoning Commission
Town of Weston
24 School Road
Weston, CT 06883

Ref: Good Hill Village District

Commissioner Korsh,

I strongly oppose the creation of a Good Hill Village District. My wife and I reside at #8 Good Hill Road, and have been Weston residents for over 30 years. We moved to Weston from New York, and moved here for privacy, tranquility and rural charm.

This past July 16th, attorneys for the owner of #4 Good Hill Road approached me at home and issued me a copy of their "Proposal for a Good Hill Village District" which would include five properties identified as #1, #4, #5, #8, #12 Good Hill Road. This Proposal seeks to change Weston's Zoning Regulations, create a "Village District" within my neighborhood, and allow for commercial development immediately adjacent to my property.

1. In reviewing the attorney's Proposal, **Section 322.2(a)** (*Permitted Uses within the Good Hill Village District*) allows the following business entities to be established, and I do not want to be the closest next-door neighbor of any commercial enterprise located at #4 Good Hill Road or within the Village District, which may include:
 - Health or fitness clubs, barber shops, beauty and nail salons, retail dry cleaners, food service establishments, bakery, delicatessens, microbrewery, craft business, studios or galleries, Bed-and-Breakfast establishments, professional offices, etc.
2. Additionally, **Section 323** (*Preamble*) denotes site "improvements" within the proposed Good Hill Village District, which may include:
 - Sidewalk and road construction, landscaping and plantings, buffers and fencing, exterior signs, exterior lighting, street furniture, public art and other site furnishings, etc.

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3. I am also deeply concerned about the impact this Proposal would have on our quality of life and property values, including increased vehicle and pedestrian traffic, building construction and renovations, associated noise pollution, etc. **Section 322.2(b)** (*Accessory Uses*) also allows the following uses within the Village District:

- Electric vehicle charging stations, business signs, exterior lighting, outdoor seating, outdoor displays of goods for sale, outdoor refuse and recycling, etc.

In conclusion, I am the immediate next-door neighbor with #4 Good Hill Road, and will be the closest individual to be affected by any commercial activity at this location. I was never asked to become a member of the Good Hill Village District before July 16th, and I see absolutely no incentive for my wife and I to support this endeavor.

Again, I strongly oppose the creation of a Good Hill Village District.

Sincerely,

A handwritten signature in black ink, appearing to read "John G. Ojarovsky". The signature is written in a cursive, flowing style with some loops and flourishes.

John G. Ojarovsky