



Planning and Zoning Commission

Regular Meeting & Public Hearing

Monday, September 9, 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

Land Use Director Richelle Hodza called the meeting to order at 7:18pm. The following members were present: Chairwoman Sally Korsh, Vice Chairman Alexander Burns, Gus Christensen, Lauren Gojkovich, Megan Loucas, and Joseph Leone. Also present were town staff members Richelle Hodza, Land Use Director and Recording Secretary, Felippo Scandizzo.

2. Public Hearing

4 Good Hill Road | Eric D. Bernheim, Esq., on behalf of property owner Sasa Mahr-Batuz (the "Applicant"), proposing text amendments to Weston's Zoning Regulations ("Regulations") for the creation of the **Good Hill Village District ("GHVD")**, and a Map Amendment to the Official Building Zone Map to allow for commercial uses in the GHVD.

A MOTION was made by Commissioner Christensen to open the Public Hearing. The MOTION was SECONDED by Commissioner Loucas. All IN FAVOR; The MOTION CARRIED unanimously.

Chairwoman Sally Korsh stated the Applicant provided a letter requesting a continuance until the next regular meeting on October 7, 2024.

A MOTION was made by Commissioner Christensen to continue the Public Hearing on October 7, 2024. The MOTION was SECONDED by Vice Chairman Burns. All IN FAVOR; The MOTION CARRIED unanimously.

3. Old Business

190 Weston Road | Village District | Application for Alterations to the Lunch Box in the Village District | Applicant Josh Tolk, Agent for Weston Shopping Center Associates LLC, Weston, Connecticut.

Josh Tolk shared with the Commissioners the Architectural Review from Rob Sanders Architects. According to the Architectural Review, the canopy windows on the south side disrupt the continuous fascia beneath the roof edge and the siding panel ends abruptly. Proposed changes include adding a brick pier and adjusting the siding to improve continuity. These modifications would enhance the shopping center and set a positive precedent for future upgrades.

Public comment was made by Chris Kimberly, Town Resident. Mr. Kimberly had questions regarding the Village District and preservation of the character of the area. Mr. Kimberly made comments about the previous P&Z Chairman and does not believe the statue was created in compliance. Chairwoman Korsh explained that the Town Attorneys reviewed the Code when it was developed and enacted.

Vice Chairman Burns read a letter from Mary Welsch-Lehmann, Town Resident. Ms. Welsch-Lehmann shared her concern that approving a second architectural style might set a precedent that future developers use to justify ignoring the Village District theme. Chairwoman Korsh explained that an Architectural Consultant is utilized to be sure that what is selected and approved blends together.

Chairwoman Korsh called for question, Approval of the alterations to the Lunch Box in the Village District. ALL IN FAVOR; The MOTION CARRIED unanimously.

4. New Business (None)

5. Approval of Minutes

A MOTION was made by Commissioner Christensen to Approve Regular Meeting minutes from 8/5/24. The MOTION was SECONDED by Commissioner Loucas. ALL IN FAVOR; The MOTION CARRIED unanimously.

6. Zoning Enforcement Officer's Report

Ms. Hodza shared a monthly report from the Zoning/Code Enforcement Officer. Ms. Hodza stated that 14 approvals were issued, 6 enforcement actions, 4 certificates of zoning compliance and 1 soil Disturbance Permit issued.

7. General Discussion (None)

8. Adjournment (Next regular meeting, Monday, October 7th, 2024, 7:15 p.m. via Zoom/In-Person)
Commissioner Leone made a MOTION to ADJOURN. The MOTION was SECONDED by Commissioner Christensen. ALL IN FAVOR; The MOTION CARRIED unanimously.

Respectfully Submitted,

Felippo Scandizzo
Recording Secretary