

Richelle Hodza,
Land Use Director
Cell: 203 604 5054



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

REGULAR MEETING

Online or by telephone
Monday, October 7, 2024, commencing at 7:15 pm

MINUTES

1. Call to Order

Members present: Chairwoman Sally Korsh, Gus Christensen, Lauren Gojkovich, Joseph Leone, Megan Loucas, Michael Reiner. Members Absent: Vice Chair Alexander Burns. Staff present: Land Use Director Richelle Hodza, Recording Secretary, *pro tem*.

2. Public Hearing – **CANCELLED**

The application for **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("GHVD")**, and a Map Amendment to the Official Building Zone Map to allow for commercial uses in the GHVD had been withdrawn on September 24, 2024 by email correspondence to the Land Use Director Richelle Hodza.

3. Approval of Minutes of previous regular meeting September 9, 2024

APPROVED by unanimous vote after MOTION by Mr. Christensen and SECOND by Chair Korsh. seconded.

4. Zoning Enforcement Officer's Report

Ms. Hodza reviewed Cheryl Vallerie's report, adding that a cease-and-desist order had been delivered by a State Marshal to the operator of a retail carpet sales showroom at 4 Good Hill Road. The owner of the business acted promptly and has been moving out of the residential location. Ms. Vallerie will follow up. Ms. Hodza provided an update on the tree-planting condition of the Special Permit issued in February 2024 to DIG USA at 48 Norfield Road. Beth Lampel, a representative of DIG USA, said that lease renewal is to occur on November 1, 2024, and if DIG renews the lease, it will carry out the required work. Ms. Hodza said that she will assign monitoring of the matter to the ZEO.

5. General Discussion (*not to include any discussion of open applications or pending matters*)

Mr. Christensen asked for clarifications regarding questions of legal non-conforming structures and changes of their use, especially when dealing with accessory dwelling units.

Ms. Hodza highlighted PA 24-143, which addresses, in part, short-term rentals.

Ms. Hodza also raised the issue of so-called *de minimis* increases to non-conforming structures. Citing the letter of the law¹, Weston’s ZBA historically denies requests for relief from the regulations for minor expansions that do not meet the current regulations. Ms. Hodza explained that applications for minor expansions that would make modern living possible are common. The Stony Hill section of town which contains a concentration of non-conforming lots and legally non-conforming homes is the hardest hit. Weston’s Commission on Aging has been discussing ways that would allow seniors to stay in their homes and *de minimis* changes may be one way to accommodate increasing needs of accessibility. A change to the zoning regulations could allow, for example, a one-time limited expansion to a non-conforming home by special permit. The Commission directed Ms. Hodza to research other towns’ regulations on the matter and begin to draft language that might address requests for *de minimis* alterations.

6. Adjournment

Ms. Gojkovich moved to adjourn the meeting to November 4, 2024, at 7:15 p.m. Mr. Christensen seconded; all were in favor. The MOTION CARRIED.

Respectfully submitted,



Richelle Hodza,
Land Use Director and
Recording Secretary, *pro tem*

¹See [E & F ASSOCIATES, LLC](#) v. ZONING BOARD OF APPEALS OF THE TOWN OF FAIRFIELD, ET AL. (SC 19325) Argued October 5—officially released December 22, 2015