



Planning and Zoning Commission

Regular Meeting & Public Hearing
Monday, November 4, 2024, at 7:15 p.m. via Zoom & Phone
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 7:19pm. The following members were present: Chairwoman Sally Korsh, Vice Chairman Alexander Burns, Gus Christensen, Lauren Gojkovich, Megan Loucas and Michael Reiner. Also present were town staff members Richelle Hodza, Land Use Director and Recording Secretary, Felippo Scandizzo.

2. Approval of Minutes

A MOTION was made by Commissioner Reiner to Approve Regular Meeting minutes from 10/7/24. The MOTION was SECONDED by Commissioner Loucas. ALL IN FAVOR; The MOTION CARRIED unanimously.

3. Approval of 2025 regular meeting schedule

A MOTION was made by Commissioner Loucas to Approve the 2025 Regular Meeting Schedule. The MOTION was SECONDED by Commissioner Reiner. ALL IN FAVOR; The MOTION CARRIED unanimously.

4. Zoning Enforcement Officer's report

Ms. Hodza shared a monthly report between 10/7/24 to 11/4/24 from the Zoning/Code Enforcement Officer. Ms. Hodza stated that 13 zoning permits were issued, 1 enforcement action and 4 certificates of zoning compliance.

5. Discussion

A MOTION was made by Chairwoman Sally Korsh to add an item to the Agenda Re: 176 Weston Rd Application received. The MOTION was SECONDED by Commissioner Christensen. ALL IN FAVOR; The MOTION CARRIED unanimously.

The Commission acknowledged receipt of the application for 176 Weston Rd. Ms. Hodza explained to the Commission the purpose of the application for 176 Weston Rd. Ms. Hodza stated the applicant is purposing text amendments to the zoning regulations. The purpose of the amendment is to increase the dwelling parameters established by section 322.3Cii, from 2 bedrooms to 3 bedrooms and from 1200 Sq feet of floor area to 1800 Sq feet of floor area.

A MOTION was made by Commissioner Christensen to set a Public Hearing on December 2nd, 2024 at 7:15 PM, Via Hybrid Zoom and In person. For the 176 Weston Rd application purposing text

amendments to the zoning regulations. The MOTION was SECONDED by Commissioner Reiner. ALL IN FAVOR; The MOTION CARRIED unanimously.

6. General Discussion

The Commissioners discussed possible regulatory relief for certain legal non-conforming buildings. Ms. Hodza shared with the Commissioners an overview of what other towns have done and how they approach it. The Commissioners considered potential regulatory exemptions for specific legally non-conforming and would like to continue the discussion.

- 7. Adjournment** (Next regular meeting/ Public Hearing, Monday, December 2nd, 2024, 7:15 p.m. via Zoom/In person) Commissioner Burns 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