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Planning and Zoning Commission

REGULAR MEETING and PUBLIC HEARING

This meeting may be attended in person at 24 School Road, Weston or via Zoom or telephone.

Monday, December 2, 2024, commencing at 7:15 pm

Via Zoom: <https://us02web.zoom.us/j/88484336429?pwd=szN4QcORq9a8hAaHgdzbMsFgeES1Sb.1>

To join by phone: (646) 558-8656 | Meeting ID: 884 8433 6429 | Passcode: 408192

[Click here](#) for related documents

REVISED AGENDA*

1. **Call to Order**
2. **Public Hearing**

Application for four Text Amendments to Zoning Regulations - Able Construction represented by Eric D. Bernheim, Esq. to propose four Text Amendments to the Regulations, one to Section 322.2(d), one to Section 322.3(c) and two to Section 322.3(c)(ii) of the Regulations. The first proposal applies to Section 322.2(d) and 322.3(c) and will give the Planning & Zoning Commission the discretion to reduce the minimum setback for off-street parking and loading areas when the property in question abuts a residence district but the abutting property is not currently being used for single-family residential. The second is a revision to the total bedrooms per unit limitation so that Applicant, and other similarly situated developers, may develop the Property to include three (3) bedroom units. The third proposal is a revision to the second limitation established by Section 322.2(c)(ii) by increasing the total allowed square footage of floor area from 1,200 square feet to 1,800 square feet.

3. **New Business**

Possible deliberations and vote if public hearing listed under Item 2 has been duly closed.

4. **Approval of Minutes** of previous regular meeting November 4, 2024
5. **Zoning Enforcement Officer's report**
6. **Discussion** (cont'd) possible regulatory relief for certain legal non-conforming buildings
7. **General discussion** (*not to include discussion of pending applications*)
8. **Adjournment** (Next regular meeting, Monday, January 6, 2025, 7:15 p.m.)

*Item 2 has been changed to reflect additional proposed text amendments not noted on the previous agenda.