

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES  
FEBRUARY 4, 2019, 7:15 P.M.  
TOWN HALL ANNEX CONFERENCE ROOM**

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**Present:** Ken Edgar, Chairman; Don Saltzman, Vice Chairman; Sally Korsh, Harry Falber, Britta Lerner, Richard Wolf

**Not Present:** Jane Connolly

**Also Present:** Chris Spaulding, First Selectman; Jonathan Luiz, Town Administrator; Tracy Kulikowski, Land Use Director; members of the public

**Digitally Recorded**

7:17 p.m. Chairman Edgar called the meeting to order.

**RECEIPT: REFERRAL FOR CGS SECTION 8-24 REPORT: PROPOSED RENOVATION AND EXPANSION OF THE WESTON PUBLIC LIBRARY; 56 NORFIELD ROAD (TOWN OF WESTON) [19-04]**

Chris Spaulding presented the Board of Selectmen's request for a CGS Section 8-24 Report. A brief summary of the proposal was discussed.

Sally Korsh made a motion that the Commission receive the Referral for a CGS Section 8-24 Report: Proposed Renovation and Expansion of the Weston Public Library. Seconded by Harry Falber. All in favor, the motion carried (6-0). Jane Connolly absent.

**DISCUSSION/DECISION: REFERRAL FOR CGS SECTION 8-24 REPORT: PUBLIC SAFETY IMPROVEMENTS, A) EXPANSION OF FIRE STATION #1 TO ACCOMMODATE FOR EMERGENCY MEDICAL SERVICES OFFICES AND TRAINING AREAS; B) RENOVATION AND EXPANSION OF THE POLICE STATION; C) CONVERSION OF A TOWN HALL STORAGE ROOM INTO AN EMPLOYEE BREAK ROOM; 56 NORFIELD ROAD (TOWN OF WESTON) [19-01]**

First Selectman Spaulding, representing the Town of Weston Board of Selectmen, came before the Commission to discuss the referral. Brian Humes of Jacunski Humes Architects, LLC, presented plans and described the scope of the project. Architect Humes commented that all of the proposed work will be either a vertical expansion or an internal renovation and no expansion of the existing footprint. The concept plan has received the support from all the applicable departments.

Chairman Edgar summarized the process of a referral for a CGS Section 8-24 Report.

Mr. Humes discussed the proposed project's effect of enhancing safety in the Town.

FE 3:50PM

Margaret Wirtenberg, Wilson Road, stated her support for this proposal.

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Hearing no further comments, Sally Korsh made a motion that the Commission provide a positive Report to the Board of Selectmen for a CGS Section 8-24 Referral with respect to the following Public Safety Improvements: A] Expansion of Fire Station #1 to accommodate for Emergency Medical Services offices and training areas; B] Renovation and Expansion of the Police Station; C] Conversion of a Town Hall storage room into an employee break room; 56 Norfield Road, as presented to the Commission. Seconded by Britta Lerner. All in favor, the motion carried (6-0). Jane Connolly absent.

**DISCUSSION/DECISION: REFERRAL FROM CODE ENFORCEMENT OFFICER:  
APPLICATION FOR A ZONING PERMIT; WESTON HISTORICAL SOCIETY;  
INSTALLATION OF A HANDICAP RAMP AND LANDING AT PARLOR DOORWAY AND  
REFRAMING OF FIRST FLOOR; 104 WESTON RD [PAM KERSEY/JON ROGERS] [19-03]**

Commissioner Wolf recused himself, citing his position as a Trustee of the Historical Society as well as his involvement with the design of the proposed project.

Pam Kersey and Jon Rogers, trustees of the Weston Historical Society, came before the Commission to discuss this application and presented site plans. Exterior work will involve the installation of a handicap ramp and landing and the removal of the existing entrance door to the parlor with a new insulated wood door. Proposed interior renovation will include painting and minor structural work in the basement.

The members asked questions and a discussion ensued.

Harry Falber made a motion that the Commission approve the application for a Zoning Permit; Weston Historical Society; Installation of a Handicap Ramp and Landing at Parlor Doorway and Reframing of First Floor; 104 Weston Road, as presented to the Commission by Pam Kersey and Jon Rogers. Seconded by Sally Korsh. Vote in favor (5-0). Richard Wolf recused. Jane Connolly absent.

**THE COMMISSION WILL CONDUCT A NON-BINDING PRE-APPLICATION REVIEW  
FOR THE FOLLOWING PROPERTY – COBBS MILL INN, 12 OLD MILL ROAD**

Chairman Edgar made a motion that the Commission move this Agenda Item to the end of the meeting. Seconded by Sally Korsh. All in favor, the motion carried (6-0). Jane Connolly absent.

**DISCUSSION/DECISION: REQUEST FOR 90 DAY EXTENSION TO FILE THE  
SUBDIVISION MYLAR FOR THE APPROVED MODIFICATION TO THE LEON D.  
BLACK AND DEBRA R. BLACK SUBDIVISION [18-10, 10/23/18] [LAND USE DIRECTOR]** FEB 04 3:50PM

Ms. Kulikowski came before the Commission to discuss the request.

Chairman Edgar made a motion that the Commission approve the Request for a 90-day Extension to File the Subdivision Mylar for the Approved Modification to the Leon D. Black and Debra R. Black Subdivision [18-10, 10/23/18]. Seconded by Britta Lerner. All in favor, the motion carried, (6-0). Jane Connolly absent.

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**APPROVAL OF MINUTES: JANUARY 14, 2019**

Hearing no comments, the Commission accepted the Minutes of January 14, 2019.

**THE COMMISSION WILL CONDUCT A NON-BINDING PRE-APPLICATION REVIEW  
FOR THE FOLLOWING PROPERTY – COBBS MILL INN, 12 OLD MILL ROAD  
[ANDREW GLAZER]**

The Commission conducted a non-binding pre-application review of an application for property development – Cobbs Mill Inn, 12 Old Mill Road.

**OTHER BUSINESS:** none

Harry Falber made a motion that the Commission adjourn the meeting. Seconded by Sally Korsh. All in favor, the motion carried (6-0). Jane Connolly absent.

8:20 p.m. Meeting adjourned

Submitted by: AnnMarie Fontana, P&Z Admin. Assistant

FE 3:50PM