

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES
JULY 1, 2019, 7:15 P.M.
TOWN HALL ANNEX CONFERENCE ROOM**

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

Also Present: Chris Spaulding, First Selectman; Tracy Kulikowski, Land Use Director; members of the public

Digitally recorded

7:19 p.m. Chairman Edgar called the meeting to order.

DISCUSSION/DECISION: REFERRAL FOR CGS SECTION 8-24 REPORT; PROPOSED TOWN GREEN FOR WESTON, CT; 56 NORFIELD ROAD [TOWN OF WESTON / NANCY THIEL, BEAUTIFICATION COMMITTEE] [19-06]

Chris Spaulding presented the Board of Selectmen's request for a CGS Section 8-24 Report.

Architect Nancy Thiel, representing the Weston Beautification Committee, came forward and made a presentation to the Commission that included preliminary site plans and conceptual drawings prepared by Thiel Architecture + Design.

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

The Commission asked questions and a discussion ensued. First Selectman Spaulding joined the discussion. The members expressed their enthusiastic support for this proposal.

Hearing no further comments, Vice Chairman Saltzman 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 a proposed Town Green for Weston, CT; 56 Norfield Road, as presented to the Commission. Seconded by Harry Falber. All in favor, the motion carried (7-0).

DISCUSSION/DECISION: REQUEST FOR LOT DEVELOPMENT BOND RELEASE; LOT 9, DUPRE SUBDIVISION, 1 TWIN OAK LANE [JORDAN CAPITAL FINANCE, LLC]

Ms. Kulikowski stated that Jordan Capital Finance, LLC, lender, has taken over the project and has completed the lot development. The Commission reviewed the recommendation by John Conte, Town Engineer, for a bond release of the sedimentation and erosion control estimate of 2014. Mr. Conte's letter recommends a release of \$10,653.50 citing that work associated with the lot development has been satisfactorily completed.

Vice Chairman Saltzman made a motion that the Commission approve the request for a lot development bond release of \$10,653.50, Lot 9, Dupre Subdivision, 1 Twin Oak Lane to Jordan Capital Finance, LLC. Seconded by Sally Korsh. All in favor, the motion carried (7-0).

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DISCUSSION/DECISION: REQUEST FOR SUBDIVISION BOND / LETTER OF CREDIT RELEASE, WESTON WOODS SUBDIVISION, WESTON WOODS WAY AT NEWTOWN TURNPIKE [WILD THINGS DEVELOPMENT, LLC / MAX BENDER]

The Commission reviewed the documents related to this request.

Chairman Edgar made a motion that the Commission approve the request for the Subdivision Bond / Letter of Credit Release, Weston Woods Subdivision, Weston Woods Way at Newtown Turnpike [Wild Things Development, LLC / Max Bender]. Seconded by Jane Connolly. All in favor, the motion carried (7-0).

A NON-BINDING PRE-APPLICATION REVIEW FOR THE FOLLOWING PROPERTY – 223 WESTON ROAD [ALLISON WILSON, FIVE LITTLE CHICKS FARM]

The Commission conducted a non-binding pre-application review of an application for property development located at 223 Weston Road.

DISCUSSION: TOWN PLAN OF CONSERVATION AND DEVELOPMENT – MILONE & MACBROOM, INC.'S WESTON TOWN CENTER MASTER PLAN AND ADDITIONAL BOARDS AND COMMISSIONS TO COMMUNICATE WITH DURING THE POCD PROCESS

The Commission reviewed and commented on the Milone and MacBroom, Inc. [MMI] Town Center Master Plan. James Smith, Conservation Commission member, joined the dialogue.

Members of the public joined the discussion.

The Commission discussed MMI's scope of work in the Town Plan update. The Commission discussed the Boards and Commissions that the members would like to communicate with during the POCD process.

9:08 p.m. Harry Falber left the meeting.

APPROVAL OF MINUTES: MAY 6, 2019 & JUNE 24, 2019

Hearing no comments, the Commission accepted the Minutes of May 6, 2019 and the Minutes of June 24, 2019.

OTHER BUSINESS: none

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

9:37 p.m. Meeting adjourned

Respectfully submitted: AnnMarie Fontana, P&Z Admin. Assistant