

PLANNING & ZONING COMMISSION SPECIAL MEETING MINUTES
AUGUST 28, 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: Stephan Grozinger, Selectman; John Conte, Town Engineer; Tracy Kulikowski, Land Use Director; members of the public

Digitally recorded

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

DISCUSSION/DECISION: REFERRAL FOR A CGS SECTION 8-24 REPORT; IMPROVEMENTS TO THE ONION BARN PROPERTY; 56 NORFIELD ROAD AND WESTON ROAD [TOWN OF WESTON] [19-07]

John Conte, Town Engineer, and Stephan Grozinger, Selectman, representing the Town of Weston Board of Selectmen, came before the Commission to present a request for a CGS Section 8-24 Report with regard to a proposal for improvements to the Onion Barn property. Mr. Conte commented on the poor drainage of the site after a rain storm and he discussed proposed improvements to the parking area and drainage which will include leaching galleries and catch basins that will help capture and distribute surface water. The proposal included removing a stone pile and clearing overgrown brush, as well as, improvements to the access way from the adjacent Fire House parking area to the Onion Barn property for emergency vehicles needing access to Weston Road. A property site plan and drainage report dated August 21, 2019, were reviewed by the Commission.

The members asked questions and a discussion ensued.

Selectman Grozinger stated that this proposal is consistent with the update to the Town Plan as improvements to this property may offer potential community amenities or activities.

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

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 improvements to the Onion Barn Property, as presented to the Commission; 56 Norfield Road and Weston Road [Town of Weston]. Seconded by Harry Falber. All in favor, the motion carried (6-0). Jane Connolly absent.

DISCUSSION/DECISION: REFERRAL FROM ZONING ENFORCEMENT OFFICER FOR A REVISION TO A ZONING PERMIT; PHASE I-PARKING LOT AND SITE MODIFICATIONS; WESTON SHOPPING CENTER, 190 WESTON ROAD [JOSH TOLK, AGENT; WESTON SHOPPING CENTER ASSOCIATES, LLC]

Josh Tolk, agent and representing the owner-applicant, Weston Shopping Center Associates, LLC,

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came forward to discuss the August 20, 2019 letter from the licensed engineering group, The Huntington Co. addressed to the Commission, which attests to the appropriateness and safety of the proposed four parking spaces behind the service station.

The members asked questions and a discussion ensued.

Hearing no further comments, Chairman Edgar made a motion that the Commission approve a Revision to a Zoning Permit, as discussed; Phase I-Parking Lot and Site Modifications; Weston Shopping Center, 190 Weston Road [Josh Tolk, agent, Weston Shopping Center Associates, LLC]. Seconded by Sally Korsh. By a 5-0-1 vote [abstained: Wolf], the motion carried. Jane Connolly absent.

DISCUSSION/DECISION: REQUEST TO PAVE PORTION OF DRIVEWAY AT 7 BRIAR OAK DRIVE, LOT C, BREGY SUBDIVISION [STEVEN KRASNER, OWNER]

Steven Krasner, property owner, came before the Commission to discuss his request to pave a section of his gravel driveway. The condition of the 1987 Bregy Subdivision approval, which addresses the driveways on Lots B and C, was discussed.

The members reviewed the 1987 Bregy Subdivision approval and applicable Map 3029, and asked questions. Ms. Kulikowski joined the dialogue.

Amy Sanborn, 125 Old Hyde Road, who, as a child, lived at 17 Briar Oak Drive, came forward to speak of the history of the neighborhood including the surrounding streams and drainage.

The members asked for written documentation from a civil engineer that will attest to whether paving a section of the driveway will increase incremental runoff from rain fall and negatively impact neighboring properties.

The Commission requested information on the yard drain inlets that are depicted on Map 3029.

Discussion to continue at a future meeting. No motion made.

DISCUSSION: TOWN PLAN OF CONSERVATION AND DEVELOPMENT – BRUCE LORENTZEN, CHAIRMAN, WESTON COMMISSION ON AGING

Bruce Lorentzen, Chairman of Weston's Commission on Aging, provided the members with input to assist with discerning the aging population's general views.

A NON-BINDING PRE-APPLICATION REVIEW FOR THE FOLLOWING: LOIS RYAN, 13 BERNHARD DRIVE - POTENTIAL AMENDMENT TO WESTON ZONING REGULATIONS

The Commission conducted a non-binding pre-application review of an application for a potential amendment to Weston Zoning Regulations, Section 345 – Apartments.

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APPROVAL OF MINUTES: JULY 29, 2019

Hearing no comments, the Commission accepted the minutes of July 29, 2019.

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

9:35 Meeting adjourned

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