

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES
JULY 27, 2020, 7:15 P.M.
HELD VIRTUALLY VIA INTERNET AND PHONE**

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

Also Present: Tracy Kulikowski, Land Use Director; members of the public

Digitally Recorded [held virtually due to the COVID-19 State of Emergency]

7:18 p.m. Chairman Edgar called the meeting to order.

DISCUSSION CONT'D/DECISION: PETITION TO AMEND THE ACCESSORY APARTMENT REGULATIONS, SPECIFICALLY SECTION 345.4 OF THE WESTON ZONING REGULATIONS, TO INCREASE THE MAXIMUM SIZE OF ACCESSORY APARTMENTS FROM 800 SQUARE FEET TO 1,000 SQUARE FEET [PETITION BY JOSEPH AND LOIS RYAN, 13 BERNHARD DRIVE] [20-03]

Chairman Edgar reminded the members that the Commission had suggested to the applicant that the petition may need potential additions or changes to make it more explicit and complete. Ms. Kulikowski, Land Use Director, presented an overlay of the petition's proposed amendments into the current Zoning Regulations. Ms. Kulikowski stated that she and the applicant discussed this petition subsequent to the Commission's last meeting and she presented other issues for the Commission to review and consider for discussion. The Chairman commented that there is proposed State legislation which, if enacted could result in a State requirement that Weston permit accessory apartments of up to 1,200 square feet.. Chairman Edgar stated that the Town has received a \$15,000 grant from the State to study affordable housing with the potential for the topic of accessory apartments to be part of that study. Discussion ensued between the Commission and the applicant. Chairman Edgar asked that the Ryans be precise and complete with their petition, including the treatment of certain low ceiling heights in the calculation of accessory apartment size. Chairman Edgar suggested that the Ryans might wish to consider an amended petition that states exactly what is being proposed. The members agreed that the petition needs to provide the Commission with specific language that addresses the sections of the regulations that the applicant proposes to amend. The applicant agreed to contact Ms. Kulikowski.

DISCUSSION/DECISION: CREATION OF A VILLAGE DISTRICT IN WESTON TOWN CENTER - PROCESS FOR CONSIDERATION OF VILLAGE DISTRICT REGULATIONS AND ELEMENTS OF VILLAGE DISTRICT REGULATIONS

Chairman Edgar updated the members on developments since the Commission's last meeting.

Chairman Edgar stated that, with the Town receiving a \$15,000 grant to study affordable housing, some of those funds may possibly be allocable to the Village District process as there may be the potential for the proposed Village District to include affordable housing.

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CONT'D

Chairman Edgar summarized the efforts of Preservation Connecticut, a non-profit organization established to help preserve and promote areas that contribute to the State's vitality. The organization's Vibrant Communities Initiative is seeking applications from municipalities, due August 14th, for grant support in their effort to produce a plan to preserve historic and/or cultural assets and develop a "downtown". Chairman Edgar stated that he did attend a July 15th informational meeting, via Zoom, which outlined the application process and he provided the Commission with the organization's recommendations and guidance on that process. The Commission agreed to review a draft Request for Proposal [RFP] to hire a professional planning consultant to assist with the drafting of proposed Village District Zoning Regulations. The Commission discussed the RFP process and made changes to the draft.

Chairman Edgar made a motion that the Commission authorize the Town of Weston to move forward with the Request for Proposal to hire a professional planning consultant, substantially in the form discussed and amended by the Commission and as may be further amended by the Town. Seconded by Jane Connolly. Discussion on the RFP process and the consultant selection process continued. Hearing no further discussion and a roll call vote, all in favor, the motion carried (7-0).

APPROVAL OF MINUTES: JULY 6, 2020

Hearing no comments, the Commission accepted the Minutes of July 6, 2020.

OTHER BUSINESS:

The Commission agreed to hold a Special Meeting on August 10th.

Sally Korsh made a motion that the Commission adjourn the meeting. Seconded by Chairman Edgar. All in favor, the motion carried (7-0).

8:13 p.m. Meeting adjourned

Submitted by: AnnMarie Fontana, Admin. Assistant