

**PLANNING & ZONING COMMISSION SPECIAL MEETING MINUTES
MARCH 12, 2018
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: Tracy Kulikowski, Land Use Director; Ted von Rosenvinge, Conservation Commission member; members of the public

Digitally recorded on 3/12/18

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

**DISCUSSION/DECISION: REFERRAL FROM CODE ENFORCEMENT OFFICER;
LETTER FROM EDWARD STRAUSS TO JAMES PJURA, DATED JANUARY 10, 2018;
27 AND 29 ROGUES RIDGE ROAD [LOTS 8A AND 9A, MAP 2778] [18-03]**

Edward Strauss was not present and had requested, via email to the Land Use Director, a postponement to discuss this matter with the Commission. This discussion was rescheduled for the April meeting.

**DISCUSSION: LAND USE FEE SCHEDULE [CHAPTER 70 OF THE WESTON TOWN
CODE], 2011 P&Z ADJUSTMENT OF ZONING FEES PROPOSAL AND 2018 FEE
COMPARISON FROM NEIGHBORING TOWNS [LAND USE DIRECTOR]**

Tracy Kulikowski, Land Use Director, presented documents, including the current Fee Schedule, building permit and revenue totals, and a 2018 Fee Comparison from Neighboring Towns, Ms. Kulikowski gave an overview of the Town's land use fees and a discussion ensued with the members.

Ms. Kulikowski will provide to the Commission a recommended update to the Planning & Zoning fees at the next meeting. Tracy will also research whether an automatic annual rate increase is permissible.

**DISCUSSION/DECISION: PROPOSED AMENDMENT TO THE WESTON ZONING
REGULATIONS, DELETION OF SECTION 341.7, MUNICIPAL USES ON LOTS
OWNED BY TOWN OF WESTON**

A brief history of the regulation was discussed between the Commission and Ms. Kulikowski.

The enforceability of Section 341.7 was raised by Chairman Edgar. He reminded the members that the Commission does not have the authority to regulate municipal Town property. The relevancy of Section 341.7 was discussed. A dialogue continued among the members.

MR 3:50PM

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CONT'D

Jane Connolly made a motion that the Commission bring this proposed amendment, deletion of Section 341.7 of the Weston Zoning Regulations, to a public hearing. Seconded by Sally Korsh. Ms. Kulikowski commented that the regional planning agency, Western Connecticut Council of Governments [WestCOG], would be notified. Vote in favor (7-0).

DISCUSSION: TOWN PLAN OF CONSERVATION AND DEVELOPMENT

Chairman Edgar confirmed the receipt of six responses to the Request for Qualifications [RFQ]. The subsequent steps in the Town Plan update process were discussed. Ms. Kulikowski discussed the process of a Request for Proposals [RFP] and the adherence of that process to the Town's procurement obligations.

Discussion continued between the Commission and the Land Use Director.

Chairman Edgar suggested that he and Tracy meet with the Town Administrator to discuss Weston's procurement policy and the next steps the Commission would like to take.

The proposed budget appropriation for the update to the Town Plan was discussed.

The draft RFP composed in 2017 by Member Korsh and Member Lerner will be reviewed by the Commission and discussed at the next meeting in April.

Ted von Rosenvinge, Vice Chairman of Conservation Commission, joined the discussion.

APPROVAL OF MINUTES: MARCH 1, 2018

Britta Lerner made a motion that the Commission approve the minutes of March 1, 2018. Seconded by Sally Korsh. Vote in favor (6-0). Jane Connolly abstained as she was not present at the meeting.

Jane Connolly made a motion that the Commission adjourn the meeting. Seconded by Sally Korsh. Vote in favor (7-0).

8:26 p.m. Meeting adjourned

Respectfully submitted:

AnnMarie Fontana, Administrative Assistant

MR 3:50PM