

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES
APRIL 2, 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: Patricia Sullivan, Town Attorney; Tracy Kulikowski, Land Use Director; members of the public

Digitally recorded on 4/2/18

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

A NON-BINDING PRE-APPLICATION REVIEW FOR THE FOLLOWING PROPERTY: 107 GEORGETOWN ROAD [WESTON I, LLC; ATTORNEY CAINE]

The Commission conducted a non-binding pre-application review of an application for property development located at 107 Georgetown Road.

DISCUSSION/DECISION: REFERRAL FROM CODE ENFORCEMENT OFFICER; LETTER FROM EDWARD STRAUSS TO JAMES PJURA, DATED JANUARY 10, 2018 AND LETTER FROM EDWARD STRAUSS TO PLANNING & ZONING COMMISSION, DATED FEBRUARY 5, 2018; 27 AND 29 ROGUES RIDGE ROAD [LOTS 8A & 9A, MAP 2778] [18-03]

This agenda item tabled until next meeting.

DISCUSSION/DECISION: REFERRAL FROM CODE ENFORCEMENT OFFICER; APPLICATION FOR A ZONING PERMIT; 98 GEORGETOWN ROAD, REVISED PARCEL 515 B (REFERRAL PURSUANT TO PLANNING & ZONING COMMISSION 6/20/11 STANDARD OPERATING PROCEDURES) [ARCTIC CONSTRUCTION, LLC; PETER OLSON] [18-04]

DISCUSSION/DECISION: REFERRAL FROM CODE ENFORCEMENT OFFICER; APPLICATION FOR A ZONING PERMIT; 100 GEORGETOWN ROAD, REVISED PARCEL 475 A (REFERRAL PURSUANT TO PLANNING & ZONING COMMISSION 6/20/11 STANDARD OPERATING PROCEDURES) [ARCTIC CONSTRUCTION, LLC; PETER OLSON] [18-05]

Peter Olson, attorney with Land Use & Conservation Counsel, in Bethel, came forward representing the owner, Arctic Construction. Also present were Sam Lampert, property owner, and Tom Quinn of Peak Engineers, LLC. Mr. Olson gave a presentation to the Commission which included a discussion on the two properties' 2017 zoning permits and a synopsis of events that have occurred since the issuance of those permits. Mr. Olson stated that the applicant has received an approved encroachment permit from the DOT for a driveway along State Road 57 for each property.

AP 3:44PM

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CONT'D

The Commission discussed the current appeal period for the 2017 zoning permits. The legalities of the appeal process were discussed between the members, Attorney Olson and Attorney Sullivan.

A letter from an abutting property owner, Robert Walpuck, of Three K's, LLC dated April 2, 2018 was distributed to the members. The Commission also reviewed Ms. Sullivan's memo to Weston's Zoning Board of Appeals, dated July 24, 2017, regarding Three K's LLC appeal of the zoning permits for 98 and 100 Georgetown Road.

Discussion continued between the Commission, Ms. Sullivan and Mr. Olson.

Jane Connolly expressed her opinion that the Commission should allow Three K's LLC the opportunity to discuss its view on these referrals. Chairman Edgar and Vice Chairman Saltzman agreed with Member Connolly's recommendation.

Jane Connolly made a motion that the Commission continue the discussion/decision of the referral for zoning permit applications for 98 & 100 Georgetown Road at the Commission's next regular meeting on May 7, 2018. Seconded by Chairman Edgar. Attorney Olson stated he is not available on that date. Motion withdrawn.

The members agreed to hold a Special Meeting on April 16, 2018.

Vice Chairman Saltzman made a motion that the Commission hold a Special Meeting on April 16, 2018, 7:15 p.m. in the Town Hall Annex Conference Room to discuss the Referral from Code Enforcement Officer; Application for a Zoning Permit; 98 Georgetown Road. Seconded by Harry Falber. Vote in favor (7-0).

Vice Chairman Saltzman made a motion that the Commission hold a Special Meeting on April 16, 2018, 7:15 p.m. in the Town Hall Annex Conference Room to discuss the Referral from Code Enforcement Officer; Application for a Zoning Permit; 100 Georgetown Road. Seconded by Sally Korsh. Vote in favor (6-0). Richard Wolf briefly left room and was absent from the vote.

DISCUSSION/DECISION: PROPOSED AMENDMENTS TO LAND USE FEE SCHEDULE [CHAPTER 70 OF WESTON TOWN CODE] [LAND USE DIRECTOR]

Ms. Kulikowski presented the Commission with a Recommended Land Use Fee Schedule and a discussion ensued. Amendments to the fee schedule were made.

AP 3:44PM

Hearing no further discussion, Vice Chairman Saltzman made a motion that the Commission approve the Recommended Land Use Fee Schedule, as amended, and that the Fee Schedule be forwarded to the Board of Selectmen. Seconded by Jane Connolly. Vote in favor (7-0).

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DISCUSSION: TOWN PLAN OF CONSERVATION AND DEVELOPMENT

The Commission discussed the Request for Proposals [RFP] procedure. Chairman Edgar confirmed that he had spoken with the First Selectman about the process and the Town's procurement commitments. The Commission discussed the draft RFP. The members and Ms. Kulikowski continued to discuss the RFP process.

Sally Korsh agreed to take the Commission's comments and update the draft RFP. Discussion was continued to the April 16th meeting.

APPROVAL OF MINUTES: MARCH 12, 2018

Hearing no comments, the Commission accepted the Minutes of March 12, 2018.

Vice Chairman Saltzman made a motion that the Commission adjourn the meeting. Seconded by Britta Lerner. Vote in favor (7-0).

9:32 p.m. Meeting adjourned

Submitted by AnnMarie Fontana, Administrative Assistant