

**PLANNING & ZONING COMMISSION REGULAR MEETING
SEPTEMBER 5, 2018, 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

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

Not Present: Jane Connolly

Digitally Recorded

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

RECEIPT: APPLICATION FOR MODIFICATION TO A SUBDIVISION APPROVAL; KIRSTIN L. POWERS / PHYLLIS A. SCHWARTZ; LEON D. BLACK & DEBRA R. BLACK SUBDIVISION, GODFREY ROAD WEST, MAP 3300A & MAP 3300B [18-10]

Attorney Douglas Bayer of Bayer & Black, came before the Commission, representing his client, Phyllis Schwartz who is the contract purchaser of three lots in the 1994 approved four-lot subdivision. Ms. Schwartz's intention is to combine the three parcels into a single lot.

Sally Korsh made a motion that the Commission receive the Application for a Modification to a Subdivision Approval; Kirstin L. Powers / Phyllis A. Schwartz; Leon D. Black & Debra R. Black Subdivision, Godfrey Road West, Map 3300A & Map 3300B. Seconded by Harry Falber. All in favor, the motion carried (6-0). Jane Connolly absent.

RECEIPT: APPLICATION FOR LOT DEVELOPMENT PLAN APPROVAL; GODFREY ROAD WEST, LEON D. BLACK & DEBRA R. BLACK SUBDIVISION, MAP 3300A & MAP 3300B; KIRSTIN L. POWERS / PHYLLIS A. SCHWARTZ [18-11]

Harry Falber made a motion that the Commission receive the Application for a Lot Development Plan Approval; Godfrey Road West, Leon D. Black & Debra R. Black Subdivision, Map 3300A & Map 3300B; Kirstin L. Powers / Phyllis A. Schwartz. Seconded by Sally Korsh. All in favor, the motion carried (6-0). Jane Connolly absent.

PUBLIC HEARING/DISCUSSION/DECISION: APPLICATION FOR SUBDIVISION/RESUBDIVISION APPROVAL; 16, 20, 58 & 82 WESTON WOODS WAY, WESTON WOODS SUBDIVISION, LOT 6, MAP 3765; WILD THINGS DEVELOPMENT, LLC [MARK OCHMAN, PE OF OCHMAN ASSOCIATES, INC.] [18-09]

Chairman Edgar read the public hearing legal notice into the record.

Mark Ochman, professional engineer, of Ochman Associates, Inc. and property owner, Max Bender of Wild Things Development, LLC, came before the Commission to discuss the application. A history of the 2009 subdivision was discussed. The applicant would like to resubdivide Lot 6, consisting of approximately 7.128 acres, into three separate lots. The members reviewed maps and asked questions.

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The members discussed fire suppression requirements with the owner and Tracy Kulikowski, Land Use Director. The requirement that Weston Woods Way serve no more than eight lots was discussed. Mr. Bender stated that Lot 1, 397 Newtown Turnpike, would have access from Newtown Turnpike and would not have access from Weston Woods Way, therefore, fulfilling the Neighborhood Lane condition. The recording of the private road maintenance agreement was discussed. Ms. Kulikowski stated the recording of The Agreement of Responsibilities: Indemnity by and between Morton Schindel and the Town which pertains to the culvert on Lot 6 would need to be modified to reflect the new lot named Lot 6B. The recorded document applicable to the owner of Lot 6 reserving an easement on Lot 3 to enter Lot 3 and maintain the culvert and other drainage improvements would need to be replaced with a document that reflects the new lot named Lot 6B. The Commission agreed that this approval would be conditioned on the abandonment of the March 1, 2010 P&Z Special Permit granted for The Weston Woods Museum and the abandonment of the January 26, 2010 ZBA Variance granted for The Weston Woods Museum. The building classification of the studio located on Lot 6B was discussed and Ms. Kulikowski stated that she will refer this matter to the Town Attorney.

A draft approval was reviewed by the members.

The following members of the public spoke:

Margaret Wirtenberg, 15 Wilson Road
Alysia Benninghoff, 46 Powder Horn Hill

The Commission and Ms. Kulikowski continued to discuss conditions for this proposed approval.

Hearing no further public comment, Sally Korsh made a motion that the Commission close the Public Hearing. Seconded by Britta Lerner. All in favor, the motion carried (6-0). Jane Connolly absent.

Sally Korsh made a motion that the Commission approve, with conditions, the Application of owner Wild Things Development, LLC, for a Resubdivision of Lot 6 of the Weston Woods Subdivision; 16, 20, 58 & 82 Weston Woods Way, as presented to the Commission on this date. Seconded by Harry Falber. All in favor, the motion carried (6-0). Jane Connolly absent.

DISCUSSION/DECISION: REFERRAL FROM CODE ENFORCEMENT OFFICER FOR A ZONING PERMIT; PHASE 1 – PARKING LOT AND SITE MODIFICATIONS; WESTON SHOPPING CENTER, 190 WESTON ROAD [JOSH TOLK, AGENT; WESTON SHOPPING CENTER ASSOCIATES, LLC] [18-12]

Josh Tolk, agent and representing the owner, Weston Shopping Center Associates, LLC, came forward to discuss Phase 1 of a two-phase site modification project. Phase 1 involves improvements to the parking area and paving area related to the gasoline service station. A discussion ensued between the members, Mr. Tolk and Ms. Kulikowski. The members questioned the orientation of the proposed eight additional parking spaces behind the gasoline service station. The consensus of the Commission

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was that the applicant's engineer would need to update the configuration of the proposed additional parking and provide a revised plan.

The applicant will incorporate its revised plan for parking spaces into Phase 2 and present that phase of the project to the Commission at a later date.

Chairman Edgar made a motion that the Commission approve Phase 1-Parking Lot and Site Modifications, Weston Shopping Center, as modified, to allow asphalt paving in the area of the gasoline service station and asphalt paving behind the gas station, however, no parking spaces are to be created. Seconded by Sally Korsh. All in favor, the motion carried (6-0). Jane Connolly absent.

APPROVAL OF MINUTES: AUGUST 23, 2018

Hearing no comments, the Commission accepted the Minutes of August 23, 2018.

OTHER BUSINESS:

Town Plan of Conservation and Development: The Commission agreed to hold a future special meeting with Milone & MacBroom to discuss potential questions to a proposed Town-wide survey.

The Commission discussed rescheduling the October 1st regular meeting.

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

8:55 p.m. Meeting adjourned

Submitted by: AnnMarie Fontana, Administrative Assistant

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