

**Present:** Tom Failla, Chairman; Jane Connolly, Vice Chairman; Don Saltzman; Ken Edgar; Sally Korsh; Britta Lerner; Richard Wolf

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

**Digitally recorded on 1/17/17**

7:19 p.m. **DISCUSSION/DECISION: REQUEST FOR LOT DEVELOPMENT BOND RELEASE, LOT A, KELLEY SUBDIVISION, 1 CONNORS LANE [1 CONNORS LANE LLC]**

There was a discussion between Commission members and Land Use Director regarding the history of the lot development bond.

Don Saltzman moved that the Commission release the lot development bond of \$4,826.25, Lot A, Kelley Subdivision, 1 Connors Lane [1 Connors Lane LLC]. Seconded by Jane Connolly. Vote in favor (7-0).

**DISCUSSION: OPEN SPACE RESIDENTIAL DEVELOPMENT – CLUSTER HOUSING FRAMEWORK [WITH HIRAM PECK, PLAN THREE LLC]**

Hiram Peck, Planning Consultant, spoke about the ways to discuss the framework with the community in a larger forum. The geographic information system, GIS, was mentioned as a tool, to aid in giving a general idea where parcels are located. Outreach prior to the meeting will allow people a chance to gather their questions. Discussion continued between Mr. Peck and the Commission members with regards to important points of a public meeting and his recommended steps subsequent to the meeting. After further discussion, it was agreed that Mr. Peck would put together a list of specifics needed for this to proceed.

The following members of the public then made comments on cluster housing:

Ruth Glazer

Nina Daniel, First Selectman

Jess DePasquale

Ellen Strauss

Leanne Anderson

**DISCUSSION: PRE-APPLICATION REVIEW PROCEDURE [CGS 7-159b]**

Tracy discussed that this procedure is permitted by state statute. An applicant may request a non-binding pre-application review. Tracy will provide the Commission members with a more formal pre-application form and procedure document to present at the next meeting.

**DISCUSSION: LAND USE FEE SCHEDULE [CHAPTER 70 OF THE WESTON TOWN CODE]  
[STAFF REPORT]**

Tracy gave a brief overview of Weston's fee schedule and a discussion began with Commission members, focusing in part, on an update to the land use fees. Tracy will work on an updated fee structure and the Commission members will continue the discussion at the next meeting in February.

**DISCUSSION: SIGNS – RICHARD WOLF**

The Commission discussed Town and State regulations on signs and the enforcement of those regulations. Tracy will speak to Town Attorney regarding this topic.

**ELECTION OF CHAIRMAN AND VICE CHAIRMAN PURSUANT TO SECTION 6.3[b] OF THE TOWN CHARTER**

Don Saltzman moved that the Commission elect Tom Failla as Chairman and Jane Connolly as Vice Chairman for 2017. Seconded by Richard Wolf. Vote in favor (7-0).

**APPROVAL OF MINUTES: DECEMBER 5, 2016**

Jane Connolly moved that the Commission approve the minutes of December 5<sup>th</sup>, 2016. Seconded by Sally Korsh. Vote in favor (7-0).

**OTHER BUSINESS:**

With regards to Open Space Cluster Housing, Chairman Failla reviewed with the Commission members the parameters used by which the list of parcels was generated. The members discussed the importance of providing educational content on the elements of cluster housing to the public.

Vice Chairman moved that the Commission adjourn the meeting. Seconded by Don Saltzman. Vote in favor (7-0).

8:48 p.m. Meeting adjourned

Respectfully submitted:

AnnMarie Fontana, Administrative Assistant