

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

**Not Present:** Ken Edgar; Richard Wolf

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

**Digitally recorded on 2/6/17**

**7:19 p.m. RECEIPT OF APPLICATION: SUBDIVISION/RESUBDIVISION APPROVAL, 139 LORDS HIGHWAY [D. GARY]**

Don Gary, owner of property, presented the application to the Commission. The Land Use Director presented the site plan and a discussion followed. The members will establish a date for a site walk before the next regular meeting.

Chairman Failla moved that the Commission receive the application for subdivision /resubdivision approval, 139 Lords Highway [D. Gary]. Seconded by Vice Chairman Jane Connolly. Vote in favor [5-0]. Ken Edgar and Richard Wolf absent.

A public hearing will be held on March 6<sup>th</sup>, 2017, at 7:15 p.m. at the Town Hall Annex Conference Room, 24 School Road.

**DISCUSSION/DECISION: REQUEST FOR A 90 DAY EXTENSION TO RECORD THE SUBDIVISION MYLAR, ESTATE OF BEVERLEY LOPEZ SUBDIVISION, 99 NORFIELD ROAD [APPROVED NOVEMBER 6, 2017, CGS 8-25, SECTION 4.3.2 WESTON SUBDIVISION REGULATIONS]**

Tracy began by providing a brief history of the subdivision approval and indicated the attorney, Fitzpatrick, Fray & Bologna, LLC has asked for an extension for the recording of this mylar which has a February 15, 2017 deadline.

Don Saltzman moved that the Commission approve the request for a 90 day extension to record the subdivision mylar, Estate of Beverley Lopez Subdivision, 99 Norfield Road. Seconded by Sally Korsh. Vote in favor [5-0]. Ken Edgar and Richard Wolf absent.

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

This topic will be discussed at a future meeting.

Short recess

**7:28 p.m. DISCUSSION: PUBLIC FORUM ON OPEN SPACE RESIDENTIAL DEVELOPMENT – CLUSTER HOUSING FRAMEWORK [WITH HIRAM PECK, PLAN THREE, LLC, ON PHONE]**

Call made to Hiram Peck, Planning Consultant of Plan Three, LLC, to include him in a discussion with Commission members. The Commission reviewed the topics that could potentially be discussed at the public meeting, including, but not limited to Open Space Residential Development. The Commission has requested a \$35,000.00 appropriation to the Capital Budget Committee to begin the process of updating the Town Plan of Conservation & Development for 2020. Members made comments on the information Hiram provided the Commission. The Commission agreed on the importance of identifying whether cluster housing framework is for Weston. Gathering opinions and perspective from the Town is critical, as well as, providing the public with information on what would be discussed; therefore, having a meeting was recommended by the members. A tentative date for the meeting is Saturday, April 22, 2017 at the Weston High School auditorium. Hiram will provide the Commission with a comprehensive outline of topics that could be discussed at the public meeting. A town-wide mailing notifying the public of a meeting was discussed. The members recommended Hiram be the meeting's moderator.

Members of the public made comments. They included:

Christine Lomuscio  
Ellen Strauss  
Jess DiPasquale  
Cathy Minter  
Leanne Anderson  
Josh Tolk

**DISCUSSION/DECISION: NON-BINDING PRE-APPLICATION REVIEW PROCEDURE [CGS 7-159b]**

The Commission members and Land Use Director discussed documents drafted by Tracy which outline a pre-application review process, as well as, a draft form letter for an applicant acknowledging the non-binding nature of the discussion in a pre-application review session. Further discussion followed, including who qualifies for a pre-application review procedure and the steps that are part of the process. Commission members will continue the discussion at the next meeting in March.

**APPROVAL OF MINUTES: JANUARY 17, 2017**

Jane Connolly moved that the Commission approve the minutes of January 17, 2017, as amended. Seconded by Britta Lerner. Vote in favor [5-0]. Ken Edgar and Richard Wolf absent.

**OTHER BUSINESS:**

Tracy stated that Eversource Energy has filed a petition with the Connecticut Siting Council to perform some transmission line improvements at towers in southwestern Connecticut towns, including Weston, near Upper Parish Road. The company is also asking for a new access route from Upper Parish to get to a right-of-way. Eversource's filing will lead to an 8-24 process. Tracy asked the Commission members to provide their comments for Eversource as there is a comment period.

Don Saltzman moved that the Commission adjourn the meeting. Seconded by Sally Korsh. Vote in favor [5-0]. Ken Edgar and Richard Wolf absent.

8:41 p.m. Meeting adjourned

Respectfully submitted:

AnnMarie Fontana, Administrative Assistant