

Present: Tom Failla, Chairman; Don Saltzman; Ken Edgar; Richard Wolf

Not Present: Jane Connolly, Vice Chairman; Sally Korsh; Britta Lerner

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

Digitally recorded on 3/6/17

7:15 p.m. RECEIPT OF APPLICATION: PETITION TO AMEND SECTION 610, DEFINITION OF BUILDING HEIGHT, WESTON ZONING REGULATIONS [ATTORNEY KAUFMAN, CARMODY TORRANCE SANDAK & HENNESSEY LLP]

Jacqueline Kaufman, partner at Carmody Torrance Sandak & Hennessey LLP, representing Michael and Katherine Sullivan of 24 Lords Highway, Weston, CT, came before the Commission to give an overview of the petition to amend the definition of building height to Weston's Zoning Regulations. The applicant has provided a suggested amended text. Discussion followed between Attorney Kaufman and the Commission members.

Chairman Failla moved that the Commission receive the application to amend Section 610, Definition of Building Height, Weston Zoning Regulations. Seconded by Ken Edgar. Vote in favor [4-0]. Jane Connolly, Sally Korsh and Britta Lerner absent.

A public hearing will be held on May 1st, 2017, at 7:15 p.m. in the Town Hall Annex Conference Room, 24 School Road.

7:32 p.m. PUBLIC HEARING: DISCUSSION/DECISION: APPLICATION FOR RESUBDIVISION APPROVAL, 139 LORDS HIGHWAY, WESTON, CT [D. GARY]

Chairman Tom Failla read the public hearing legal notice into the record. The intent of the applicant and owner, Don & Phyllis Gary, is to resubdivide 139 Lords Highway into two lots. Maps, photographs and other supporting documents were presented to the Commission. Don Gary answered questions of the Commission members. Tracy Kulikowski, Land Use Director, assisted in answering questions from the members. Questions were raised regarding the conditions of approval, specifically, Special Requirements: Fire Protection. Discussion ensued between the members and Tracy. Special Requirements: Fire Protection will be modified to conform with the Fire Marshal's Plan Review that a 30,000 gallon fire pond or cistern or a 13 D residential sprinkler system in the new house will be required to properly protect the occupants.

Chairman Failla moved that the Commission approve, as amended, with conditions, the application for Resubdivision Approval, 139 Lords Highway, Weston, CT. Seconded by Ken Edgar. Vote in favor [4-0]. Jane Connolly, Sally Korsh and Britta Lerner absent.

8:00 p.m. **DISCUSSION: APRIL 22, 2017 PUBLIC FORUM ON OPEN SPACE RESIDENTIAL DEVELOPMENT – CLUSTER HOUSING FRAMEWORK [WITH HIRAM PECK, PLAN THREE LLC]**

Call made to Hiram Peck, Planning Consultant of Plan Three, LLC to include him in a discussion with the Commission members regarding April's public meeting and the suggestions for discussion with the Weston community. The Commission discussed the possible methods of public notification, including posting the framework document on the Town of Weston website, a postcard directing the community to that document, a press-release to the newspaper, and/or social media. The Plan of Conservation and Development and the Neighborhood Shopping Center District are other topics that may be part of the presentation.

Chairman Failla read Sally's comments regarding the public meeting. The other Commission members also spoke, discussing the idea of perhaps meeting with the Commission for the Aging and the administrators of the Weston Senior Center to gain a better understanding of the needs and requirements of seniors in town.

Commission members and Hiram discussed the timing of the notice(s) for the public meeting. Hiram stated that it is important for people to understand that this public meeting will be a community discussion and not a formal public hearing on any particular regulation.

Members of the public made comments: They included:

Ellen Strauss
Leanne Anderson
Ruth Glazer
Josh Tolk

The members continued to discuss the Plan of Conservation and Development, cluster housing and the Weston Town Center. The conversation on this topic will continue at the next meeting so that everything is in place for the April 22nd public meeting.

short recess

DISCUSSION: SIGNS

The Commission had asked for guidance as to the current state of the law with regards to zoning regulations related to signs, especially real estate signs and the enforcement of those regulations. Discussion began between the members and Tracy with regards to a memorandum from Town Attorney indicating current regulations permit one real estate for sale sign on the property to be sold. Discussion then continued towards the enforcement of these regulations. Signs located on the State's right-of-way are not subject to local zoning regulations. Tracy will obtain the State's regulations.

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

The proposed pre-application review process and draft form letter for an applicant were discussed between the Commission members and Tracy. Tom read Sally's comments regarding this topic and Tracy asked the members if anyone had changes to the draft pre-app review process and/or form letter. Discussion continued, including any potential exposure or risk to the Commission in a pre-application review procedure. Commission members will continue this discussion at the next meeting.

APPROVAL OF MINUTES: FEBRUARY 6, 2017

Tom Failla moved that the Commission approve the minutes of February 6, 2017. Seconded by Don Saltzman. Vote in favor [2-0]. Ken Edgar and Richard Wolf abstained. Jane Connolly, Sally Korsh and Britta Lerner absent.

Tom Failla moved that the Commission adjourn the meeting. Seconded by Ken Edgar. Vote in favor [4-0]. Jane Connolly, Sally Korsh and Britta Lerner absent.

9:30 p.m. Meeting adjourned

Respectfully submitted:

AnnMarie Fontana, Administrative Assistant

Approved: May 1, 2017