

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

Not Present: Don Saltzman (at start of meeting)

Also Present: Tracy Kulikowski, Land Use Director; Charlene Chiang-Hillman, Social Services Director; members of the public

Digitally recorded on 4/3/17

Town Hall Annex Conference Room

7:03 p.m. DISCUSSION: SENIOR CENTER DIRECTOR AND DIRECTOR OF SOCIAL SERVICES – UPDATE ON NEEDS OF SENIOR RESIDENTS (MS. PETTY AND MS. CHIANG-HILLMAN)

Ms. Petty was not present. The Commission invited Ms. Chiang-Hillman, Director of Social Services, to gain a better understanding of the needs and requirements of seniors in Weston. Charlene commented on the increase in Weston's 65-and-over population and the importance of giving seniors a reason to stay in Weston. Ms. Chiang-Hillman stated that it behooves Weston to have seniors live in our community. She continued to say that seniors want to stay in their home and some seniors want to downsize and minimize their costs. Charlene discussed the feedback she has received from seniors including the desire of seniors to have the ability to downsize, be close to friends, and use services in town. She also indicated seniors' desire for care and to be near people that they trust and can rely on. Commission members asked questions and discussion continued.

Ruth Glazer, from Weston Aware, had a question regarding the statistical analysis performed in 2014. Chairman Failla replied that the statistics were compiled from the U.S. Census and Voter Registration.

7:20 p.m. DISCUSSION: APRIL 22, 2017 COMMUNITY PLANNING CONVERSATION (WITH HIRAM PECK, PLAN THREE LLC ON PHONE)

Hiram Peck, Planning Consultant, Plan Three LLC, and the Commission members discussed the draft Press Release planned for the April 22, 2017 open forum for residents on planning and land use in Weston. The news release will include the topics intended to be discussed, Open Space Cluster Development, Economic Development and the 2010 Weston Plan of Conservation and Development. The Town website will offer additional details such as the framework document, the WPOCD planning process and key term definitions. In addition, a draft town-wide postcard mailing was presented to the members for review.

CONT'D

DISCUSSION: APRIL 22, 2017 COMMUNITY PLANNING CONVERSATION (WITH HIRAM PECK, PLAN THREE LLC ON PHONE)

7:26 p.m. Don Saltzman arrived

The Commission members discussed the potential places for the publication of the Press Release including the newspaper, the Town website, the Town broadcast television channel, and/or library. The postcard will be mailed to each Weston residence. The costs were discussed. Chairman Failla asked members for their comments or questions.

The Commission and Hiram discussed the public meeting presentation.

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)

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)

Tracy Kulikowski, Land Use Director, began by indicating that the Commission is being presented with referrals from the Code Enforcement Officer. This is land that the Commission previously issued decisions on. The dates of those decisions are March 5, 2007 and January 24, 2011. An abutting neighbor has raised concerns about how this would impact access to his own property, and whether this should be a public hearing for subdivision approval.

Peter Olson, attorney with Land Use and Conservation Counsel in Bethel, came forward representing the owner, Artic Construction. Mr. Olson gave a presentation to the Commission which included maps to discuss the history of these properties. Zoning compliance for the proposed development and road frontage were discussed. Attorney Olson represented that the proposals are compliant with zoning, as shown on the site plans. Mr. Olson spoke about a requirement for an encroachment permit from the DOT for a driveway along State Route 57.

Because the plans do not reflect the height of the proposed houses, Mr. Olson suggested that a condition of approval be that compliant architectural plans be submitted.

Mr. Olson answered questions from the Commission members. Courtney Dedman of 102 Georgetown Road came forward to ask Mr. Olson questions.

CONT'D

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)

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)

Jane Connolly made a motion to grant an application for a Zoning Permit, for 98 Georgetown Road, Revised Parcel 515 B, and an application for a Zoning Permit for 100 Georgetown Road, Revised Parcel 475 A, subject to the condition that the buildings to be constructed will not be more than 35 feet in height. Seconded by Sally Korsh. Vote in favor (7-0).

Weston High School Cafeteria

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

Also Present: Chris Spaulding, Selectman; John Conte, Town Engineer; Mark Harper, Animal Control Officer; Patricia Sullivan, Town Attorney; Bob Uzenoff, Town Moderator; Tracy Kulikowski, Land Use Director; members of the public

Digitally recorded on 4/3/17

Youtube video: <https://www.youtube.com/watch?v=kCssWrjBiCc>

DISCUSSION/DECISION: REFERRAL FOR CGS SECTION 8-24 REPORT, PROPOSED COMMUNITY DOG PARK, PORTION OF MOORE PROPERTY, MAP 17, BLOCK 1, LOT 17, DAVIS HILL ROAD

8:24 p.m. Chairman Failla introduced himself and the other Commission members to those in attendance, and addressed the format of the evening.

Chris Spaulding, representing the Town of Weston Board of Selectmen, presented the Board of Selectmen's request for a CGS Section 8-24 Report for the proposed dog park. Selectman Spaulding gave an overview of the events that led up to this referral and addressed the issues that have occurred with the Board of Selectmen, thus far. Discussion continued regarding the process taken by the BOS. In addition, Chris Spaulding spoke about the Board of Selectmen's intention on future steps to be taken subsequent to the referral to Planning & Zoning for an 8-24 report.

CONT'D

DISCUSSION/DECISION: REFERRAL FOR CGS SECTION 8-24 REPORT, PROPOSED COMMUNITY DOG PARK, PORTION OF MOORE PROPERTY, MAP 17, BLOCK 1, LOT 17, DAVIS HILL ROAD

John Conte, Town Engineer, spoke regarding the site specifics of the 36-acre, town-owned property, known as the Moore property, which has frontage on Davis Hill Road and a portion on Lords Highway East. Mr. Conte presented the Commission members with maps and site plans to assist in describing the location, size, and other details of the property. Discussion included the property's wetlands, woodlands, drainage, and the overall topography. Mr. Conte discussed the overall construction of the park and parking area.

Mark Harper, Animal Control Officer, spoke regarding the maintenance, operation and rules of the proposed dog park. Mr. Harper discussed the process undergone in selecting this property, which included his review of other town-owned property. Discussion continued with regards to noise, parking, pollution, and crime.

Tom Failla, Chairman, then asked Bob Uzenoff, Town Moderator, to read off names listed on a sign-in sheet for the public to speak to Commission members. Mr. Uzenoff assisted in assuring an equal balance between those in-favor and those not-in-favor, as well as, time-keeping.

The following members of the public spoke:

In Favor--Maria Proto, Weston Dog Park Board

- Cindy Armijo, Godfrey Road East
- Michelle Halpin
- Evelyn Schulz
- Edina Field, Weston Dog Park Board, 15 Katydid Lane
- Chip Platow, Goodhill Road
- Maria Garcia, 18 Kellogg Hill Road
- Graves Kiely, 37 Singing Oaks Drive
- Phil Stasulli
- Tom Burdett
- Jill Castro, Charles Path
- Jeanine Lombardi, Goodhill Road
- Kristana Esslinger, 59 Ledgewood Drive
- Victor Escondon, Kettle Creek Road
- Lynda Hennessey, Humble Lane
- Dena Tunney, Blue Spruce Circle
- Theresa Zuch, 138 Newtown Turnpike
- Jackie Austin, Ladder Hill Road North
- Melissa Bradshaw-Mack, 11 Equestrian Trail

CONT'D

DISCUSSION/DECISION: REFERRAL FOR CGS SECTION 8-24 REPORT, PROPOSED COMMUNITY DOG PARK, PORTION OF MOORE PROPERTY, MAP 17, BLOCK 1, LOT 17, DAVIS HILL ROAD

Undecided--Christine Lomuscio
--Jason Revson

Not in Favor--Mario Coppola, esq representing a number of Weston residents
--Toby Roberts, 135 Davis Hill Road
--Kurt Gibson, Davis Hill Road
--Jeff Farr, Richmond Hill Road
--Krista Gibson, Davis Hill Road
--Joanne Butler, Richmond Hill Road
--Joyce Mills, 143 Davis Hill Road
--Carleigh Welsh, Richmond Hill Road
--Steve Chila, 12 Richmond Hill Road
--Larissa Strautman, 1 Richmond Hill Road
--Jean Marie Wiesen, Blueberry Hill Road
--Bob Ramos, Richmond Hill Road
--George Beaudry, 2 Deepwood Road
--Leslie Feller
--Dania Anderson, 15 Richmond Hill Road
--Marilyn Parker, Richmond Hill Road
--Diane Beltz-Jacobson, Richmond Hill Road
--Bruce Jacobson, Richmond Hill Road

10:29 p.m. Due to time, Chairman Failla requested the Commission continue the discussion at a later date. Meeting adjourned.

Respectfully submitted:

AnnMarie Fontana, Administrative Assistant

Approved May 1, 2017