

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

Also Present: Hiram Peck, Planning Consultant, Plan Three LLC; Tracy Kulikowski, Land Use Director; AnnMarie Fontana, Administrative Assistant; members of the public

Digitally recorded on 4/22/17

Video: <https://www.youtube.com/watch?v=CTXUDXQfqqg>

Meeting held in the Weston High School Auditorium, 115 School Road

COMMUNITY PLANNING CONVERSATION

**TOPICS: OPEN SPACE CLUSTER DEVELOPMENT – REMAINING LARGE PRIVATE PARCELS
ECONOMIC DEVELOPMENT – TOWN CENTER PUBLIC AND PRIVATE LANDS
TOWN PLAN OF CONSERVATION AND DEVELOPMENT – 10-YEAR UPDATE**

10:35 a.m. Chairman Failla gave the opening remarks and discussed the format of the meeting. The purpose of the meeting was to conduct an open forum with residents on planning and land use in Weston. This discussion included public comment on planning and land use that the Commission may want to consider going forward as the process of updating the Town Plan of Conservation and Development begins. Hiram Peck, Planning Consultant, presented the topics and moderated the discussion. The Chairman introduced the Commission members. Chairman Failla stated there were no applications presented to the Commission and no decisions would be made at the meeting. This public forum would be a conversation in which the residents could present their comments, insights, and viewpoints on the topics.

TOPIC: TOWN PLAN OF CONSERVATION AND DEVELOPMENT – 10-YEAR UPDATE

Hiram Peck described the functions of the Planning and Zoning Commission. One responsibility is to review the Town Plan of Conservation and Development (POCD) for possible updates at least every ten years, as statutorily required in the Connecticut General Statutes, Section 8-23. The update process has begun, as the 2020 POCD needs to be completed and adopted by July 1, 2020.

TOPIC: ECONOMIC DEVELOPMENT – TOWN CENTER PUBLIC AND PRIVATE LANDS

Mr. Peck provided possible discussion items, such as the Town Center's current zoning and whether it should stay the same or be revised. Other issues included expansion possibilities, variety of uses, and pedestrian accommodations. Selectman Dennis Tracy spoke about the work the Board of Selectmen and the Strategic Planning Committee have done on a STEAP grant application for sidewalks.

CONT'D

The concept would link the schools, the Town Center, and Town Hall, including the Library and the Senior Center with sidewalks. A graphic of the Town Center and Town Hall area was presented.

Chairman Failla asked for public comment on this topic.

The following members of the public spoke:

Jason Revson - 56 Birch Hill Road
Margaret Wirtenberg – 15 Wilson Road
Deirdre Doran – 24 Ten O’Clock Lane
Cheri Mckenzie – 85 Newtown Turnpike
Namuk Cho – 27 Walnut Lane
Laurie Bell – 180 Georgetown Road
Donald Eldon – 109 Godfrey Road
Deborah Morvillo – 38 Kellogg Hill Road
Larry Gorkin – 77 Fanton Hill Road
Peter Blau – 302 Lyons Plain Road
Nancy Thiel – 69 Lyons Plain Road
Jess DiPasquale – Pheasant Hill Road
Bill Bartley – 31 Riverbank Road
David Felton – 21 Ridge Road
Christine Lomuscio – 42 Cannondale Road
Amy Sanborn – 125 Old Hyde Road
Kristana Esslinger – 59 Ledgewood Drive
Robert Machson – White Birch Road
Peter Fine – Trails End Road

TOPIC: OPEN SPACE CLUSTER DEVELOPMENT – REMAINING LARGE PRIVATE PARCELS

Mr. Peck presented slides showing a framework of a potential amendment to Weston’s current zoning regulations. He emphasized that the Commission has not adopted or proposed any such regulation. The Commission wishes to promote discussion of cluster development mentioned in the 2010 POCD. Mr. Peck described the definition of cluster housing in the Connecticut General Statutes. He then spoke about the reasons why the Commission would consider open space cluster housing. He continued his presentation by describing the potential features of a cluster housing development.

CONT'D:

Mr. Peck recited the resources he looked at in putting the presentation together and showed maps, including, but not limited to, 10-plus acre parcels, slope, topographic, general soil and watershed analysis. He also presented statistical data, such as school enrollment, population density, Census information, and housing stock types in Weston, as well as the potential benefits of an open space cluster development and possible design layouts.

The following members of the public then spoke:

Ellen Strauss – Ladder Hill Road
Jon Russell – 80 Wells Hill Road
Nicholas Bell – Old Windways / Georgetown Road
Fred Rosen – 124 Birch Hill Road
Margaret Wirtenberg – 15 Wilson Road
Cheri McKenzie – 85 Newtown Turnpike
Emerson Phillips – 2 Quail Ridge
Bob Ferguson – 10 Hickory Lane
Jess DiPasquale – Pheasant Hill Road
Jane Hoeffner – 37 Kramer Lane
Laurie Bell – 180 Georgetown Road
Namuk Cho – 27 Walnut Lane
Jason Revson – 56 Birch Hill Road
Ruth Glazer – 14 Nimrod Farm Road
Carol Baldwin – 31 Fanton Hill Road
Amy Sanborn – 125 Old Hyde Road
Ron Barack
Sally Ruf – 7 Katydid Lane

Mr. Peck thanked everyone and appreciated the variety and sincerity of the comments. The perspectives will be referred to as the Commission progresses with the update to the POCD.

1:57 p.m. Meeting adjourned

Respectfully submitted:

AnnMarie Fontana, Administrative Assistant

Approved: May 1, 2017