

PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES FOR MAY 1, 2017

PAGE 17-23

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

Sally Korsh via conference call

Also Present: Tracy Kulikowski, Land Use Director; Nina Daniel, First Selectman; members of the public

Digitally recorded on 5/1/17

PUBLIC HEARING: PETITION TO AMEND SECTION 610, DEFINITION OF BUILDING HEIGHT, WESTON ZONING REGULATIONS [ATTORNEY KAUFMAN, CARMODY TORRANCE SANDAK AND HENNESSEY LLP]

7:17 p.m. Chairman Failla read the public hearing legal notice into the record.

Jacqueline Kaufman, attorney with Carmody Torrance Sandak & Hennessey LLP, representing Michael and Katherine Sullivan of 24 Lords Highway, Weston, CT, came before the Commission to begin a discussion of the applicant's petition to amend the definition of building height in the Weston Zoning Regulations. Photographs, drawings and other supporting documents were presented to the Commission. Ms. Kaufman stated that Mr. Sullivan is looking to make improvements to his home and due to a sloping lot and uneven terrain, the current calculation of building height found in the regulations makes it punitive. The history of Mr. Sullivan's application for a variance with the Weston Zoning Board of Appeals was discussed. Amendments made to the definition of building height in the zoning regulations since 1980 were reviewed. Ms. Kaufman mentioned that different building height calculations are used in some neighboring communities.

Michael MacDonald, architect for the applicant, presented drawings and explained how the proposed improvements to the home would cause the building height to be out of compliance with current zoning regulations. He then discussed how potential changes to the Zoning Regulations would affect the building height calculation, using the Sullivan residence as an example.

Weston's Fire Department capabilities to access a home's highest points with its present equipment were discussed.

Vice Chairman Connolly had questions for Ms. Kaufman and Mr. MacDonald regarding the home's roof peaks and discussion continued.

PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES FOR MAY 1, 2017

PAGE 17-24

PUBLIC HEARING: PETITION TO AMEND SECTION 610, DEFINITION OF BUILDING HEIGHT, WESTON ZONING REGULATIONS [ATTORNEY KAUFMAN, CARMODY TORRANCE SANDAK AND HENNESSEY LLP]

CONT'D

The Commission agreed to review the applicant's document providing residential height regulation comparisons for selected towns in Fairfield County. The members discussed receiving input from Weston's Fire Marshal/Chief regarding the Town's fire suppression capabilities.

Chairman Failla requested that the Commission continue the public hearing to June 5th and requested the applicant grant an extension. Attorney Kaufman replied the applicant would provide an extension.

Sally Korsh commented that the applicant should consider issues associated with finished vs unfinished grade and that those issues should become part of the proposal.

Mr. Michael Sullivan spoke to the Commission noting particular details of his home and reasons for pursuing this petition.

8:20 p.m. Public hearing to be reconvened on June 5th, 2017

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

The Commission discussed its draft 8-24 Report. A minority report composed by Chairman Failla and Britta Lerner, the minority view, was reviewed.

Chairman Failla made a motion that the Commission submit, as amended at the Meeting, the CGS Section 8-24 Report, Proposed Community Dog Park, Portion of Moore Property, to the Board of Selectmen. Seconded by Vice Chairman Connolly. Discussion ensued with the members and First Selectman Nina Daniel. Vote in favor (7-0) [Sally Korsh via telephone].

Chairman Failla made a motion that the Commission submit the report representing the minority view, as amended at the Meeting, to the Board of Selectmen. No Second. Motion failed.

Chairman Failla will separately forward the minority report to the Board of Selectmen.

PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES FOR MAY 1, 2017

PAGE 17-25

CONT'D

DISCUSSION: SUMMARY COMMENTS BY HIRAM PECK, PLAN THREE LLC, APRIL 22, 2017 COMMUNITY CONVERSATION

The Commission reviewed and discussed Hiram Peck's Community Conservation presentation of April 22, 2017, as well as, his subsequent summary comments and suggestions.

The Commission discussed developing a Request for Proposal (RFP) and the possible hiring of a planner or consultant to aid in the process of updating the 2010 Town Plan of Conservation and Development (TCPD). The members discussed a review of the 2010 TPCD as a good starting point to the update process. The Commission members stated Hiram's report will provide input to the Commission as it progresses with the Town Plan update.

APPROVAL OF MINUTES: MARCH 6, 2017; APRIL 3, 2017; APRIL 17, 2017; APRIL 22, 2017; APRIL 24, 2017

Chairman Failla made a motion that the Commission approves the minutes of March 6, 2017; April 3, 2017; April 17, 2017; April 22, 2017; April 24, 2017. Seconded by Don Saltzman. Vote in favor (7-0) [Sally Korsh via telephone].

OTHER BUSINESS: None

Ken Edgar made a motion that the Commission adjourn the meeting. Seconded by Jane Connolly. Vote in favor (7-0) [Sally Korsh via telephone].

9:00 p.m. Meeting adjourned

Respectfully submitted:

AnnMarie Fontana, Administrative Assistant