

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES FOR JULY 10, 2017**

PAGE 17-31

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

**Not Present:** Jane Connolly, Vice Chairman; Sally Korsh

**Also Present:** Tracy Kulikowski, Land Use Director; Sarah Schlechter, Weston Conservation Commission member; members of the public

**Digitally recorded on 7/10/17**

**7:17 p.m. RECEIPT OF APPLICATION: APPLICATION FOR SUBDIVISION APPROVAL, VOLLRATH SUBDIVISION, MAP 16 BLOCK 2 LOT 56, 11 TIFFANY LANE [FRANK & SUSAN VOLLRATH]**

Jay Keillor, Professional Engineer, came forward representing the owner, and presented the application to the Commission. Discussion ensued. A plan was approved by the Conservation Commission in 2009; the proposed retaining walls and grading shown on the current plan presented with the application, is a change from 2009, so the applicant will discuss this with the Weston Conservation Planner before a P&Z Public Hearing.

Don Saltzman moved that the Commission receive the application for Subdivision Approval, Vollrath Subdivision, Map 16 Block 2 Lot 56, 11 Tiffany Lane. Seconded by Britta Lerner. Vote in favor (5-0). Jane Connolly and Sally Korsh absent.

A public hearing will be held on Monday, July 31<sup>st</sup>, 2017, at 7:15 p.m. at the Town Hall Annex Conference Room, 24 School Road.

**7:22 p.m. PUBLIC HEARING (CONTINUED): PETITION TO AMEND SECTION 610, DEFINITION OF BUILDING HEIGHT, WESTON ZONING REGULATIONS [ATTORNEY KAUFMAN, CARMODY TORRANCE SANDAK & HENNESSEY LLP]**

Chairman Failla reopened the Public Hearing.

Jacqueline Kaufman, attorney with Carmody Torrance Sandak & Hennessey LLP, representing Michael and Katherine Sullivan of 24 Lords Highway, came before the Commission. No new information or documentation was submitted. Ms. Kaufman requested that the Commission render a decision. Discussion ensued among the Commission members.

Ms. Kaufman and Mr. Sullivan answered questions of the members.

Don Saltzman stated he would not be in favor of a change in the calculation of building height.

Britta Lerner stated reservations in amending the Regulation's definition of building height.

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES FOR JULY 10, 2017**

PAGE 17-32

CONT'D

Chairman Failla asked for any further comment from the public. Mr. Sullivan spoke.

7:35 p.m. Hearing no further public comment, Chairman Failla moved that the Commission close the Public Hearing. Seconded by Ken Edgar. Vote in favor (5-0). Jane Connolly and Sally Korsh absent.

Ken Edgar and Richard Wolf stated opposition to changing the Regulations.

Don Saltzman made a motion that the Commission vote on the petition to amend Section 610, Definition of Building Height, Weston Zoning Regulations. Seconded by Britta Lerner. Vote in favor (5-0). Jane Connolly and Sally Korsh absent.

Britta Lerner made a motion that the Commission deny the petition to amend Section 610, Definition of Building Height, Weston Zoning Regulations. Seconded by Ken Edgar. Vote in favor (5-0). Jane Connolly and Sally Korsh absent.

7:39 p.m. **DISCUSSION/DECISION (CONTINUED): APPLICATION FOR ACTIVITY IN A FLOOD ZONE, 108 VALLEY FORGE ROAD, EXISTING HOUSE INTERIOR RENOVATION [RAKAJ & STAKAJ, RAYMOND LEMLEY]**

Raymond Lemley, of CSB Communications, LLC, representing the applicant, came before the Commission to continue the discussion. Tracy provided the members with an overview of the application and a history of the property. An estimate for the proposed work was presented to the Commission by Mr. Lemley, and discussion ensued between the members, Tracy and Mr. Lemley. FEMA rules and regulations, Floodplain Management regulations, and the assessed value of the home were discussed.

Richard Wolf expressed his concerns with ensuring a proper procedure is in place when an application for activity in a flood zone is presented to the Commission. Mr. Wolf commented on having an established procedure to use in basing the home's assessed value, verifying the cost of construction and holding accountable a design professional, architect and/or engineer. The ability to audit the value of the construction was included in the dialogue.

The Commission would like Staff to make a recommendation regarding an appropriate procedure for considering and enforcing the terms of an application for activity in a flood zone. Tracy agreed to see if other towns have developed an approach. The members will continue this discussion at the next meeting.

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES FOR JULY 10, 2017**

PAGE 17-33

CONT'D

8:07 p.m. **DISCUSSION: TOWN PLAN OF CONSERVATION AND DEVELOPMENT**

Sarah Schlechter, Weston Conservation Commission member, joined the Commission, to be included in the discussion. Chairman Failla commented that updating the 2010 Town Plan is in the early stages. Mr. Failla discussed setting up a process to begin the update.

The members discussed the 2010 Town Plan, including its structure and content.

Richard Wolf stated that receiving input from other boards and commissions, such as the Board of Selectmen, the Board of Finance and the Conservation Commission, would be crucial in helping to develop a useful plan. The members discussed the importance of addressing recommendations listed in the Town Plan.

Chairman Failla discussed how the Commission has used the 2010 Plan to introduce conversations with the Commission and with the community on recommendations listed in the Plan, such as exploring cluster housing regulations.

Ken Edgar commented on goals the Commission should have when compiling recommendations to be set forth in updating the Plan for 2020. He also suggested the Commission meet more often with meetings designated to discussing the Town Plan.

The members continued to discuss how the Commission plans to proceed with the update.

Conservation Commission member Schlechter stated the value in reading the 2010 Plan to determine what is no longer relevant and what has already been done, so that the information is not included in the updated plan.

The members agreed to read the 2010 Plan and come prepared at the next meeting to discuss what concepts in the Plan to retain, what is no longer applicable, and future dates for meetings on the Town Plan.

Ruth Glazer, member of the public, spoke to the Commission. Ms. Glazer stated that it would be positive to have a town plan in which the entire town is considered, i.e., schools, the Village District, etc. Commenting on behalf of WestonAWARE, Ms. Glazer spoke in opposition to cluster housing, and mentioned a recent petition opposing cluster housing.

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES FOR JULY 10, 2017**

PAGE 17-34

CONT'D

**APPROVAL OF MINUTES: JUNE 5, 2017**

Chairman Failla made a motion that the Commission approve the minutes of June 5, 2017, as amended. Seconded by Britta Lerner. Vote in favor (4-0). Richard Wolf abstained. Jane Connolly and Sally Korsh absent.

**OTHER BUSINESS:**

The members discussed changing the date of the September Regular Meeting, due to scheduling conflicts.

8:59 p.m. Don Saltzman made a motion that the Commission adjourn the meeting. Seconded by Richard Wolf. Vote in favor (5-0). Jane Connolly and Sally Korsh absent.

Respectfully submitted,

AnnMarie Fontana, Administrative Assistant