

**PLANNING & ZONING COMMISSION SPECIAL MEETING MINUTES FOR
AUGUST 29, 2017**

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

Also Present: Nina Daniel, First Selectman; members of the public

Digitally recorded on 8/29/17

DISCUSSION/DECISION: APPLICATION FOR LOT DEVELOPMENT APPROVAL, 18-22 GREY FOX LANE, NEW LOT 26R (LOT CONSOLIDATION), OLD FARM HILLS SECTION II RESUBDIVISION – 1988, NEW HOUSE AND RELATED SITE IMPROVEMENTS [MIKE TROLLE, BPC GREEN BUILDERS]

Mike Trolle of BPC Green Builders, representing owner, Jobermar Properties, LLC, came before the Commission to discuss the application. The application, survey and site plans were reviewed by the members. Mr. Trolle discussed the lot development which includes the consolidation of Lot 25 and Lot 26 into a new Lot 26R. On the drainage plan, Mr. Trolle identified the proposed turnaround area in the driveway to allow for fire suppression turn access. The septic plan is pending approval from the Westport/Weston Health District, making it a condition of the Lot Development Plan Approval. Draft approval was reviewed and discussed by the Commission.

Don Saltzman made a motion that the Commission approves the application, with conditions, for Lot Development Approval, 18-22 Grey Fox Lane, New Lot 26R (Lot Consolidation), Old Farm Hills Section II Resubdivision. Seconded by Vice Chairman Connolly. Vote in favor (7-0).

DISCUSSION/DECISION: REQUEST FOR BOND REDUCTION: SUBDIVISION BOND, HIDDEN SPRING DRIVE SUBDIVISION, IRON SHIELD INVESTMENTS

The Commission members reviewed and discussed the recommendation provided by John Conte, Town Engineer, for a partial bond reduction of the original engineer's bond estimate of 2014. Mr. Conte's letter recommends a release of \$28,800.00 from the original bond estimate of \$77,880.00, citing work completed at an inspection of the subdivision. The reduction leaves a balance of \$49,080.00.

SP 3:40PM

Ken Edgar made a motion that the Commission approve the request for a bond reduction of \$28,800.00 from the original bond estimate of \$77,880.00, leaving a balance of \$49,080.00. Seconded by Sally Korsh. Vote in favor (7-0).

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**A NON-BINDING PRE-APPLICATION REVIEW FOR THE FOLLOWING ITEM:
PROPERTY ADDRESS: WATERBURY STREET: MAP 21; BLOCK 4; LOTS 3, 4, 9 &
10; MAP 1567 [WESTON VENTURES, B. CORY ATTRA]**

The Commission conducted a non-binding pre-application review of an application for land development for property located at Waterbury Street; Map 21; Block 4; Lots 3, 4, 9 & 10; Map 1567.

**DISCUSSION (CONTINUED): LEGISLATIVE UPDATE: PUBLIC ACT 17-155 (SB 922)
AN ACT CONCERNING TEMPORARY HEALTH CARE STRUCTURES (EFFECTIVE
10/1/17)**

Vice Chairman Connolly discussed the findings of her research on the public act which will become effective on October 1, 2017. A discussion ensued with the Commission. The members stated their concerns and discussed the opt-out procedure. The Commission invited Ms. Daniel, First Selectman, to join the discussion.

The Commission voted unanimously to hold a public hearing on October 2, 2017, on a proposed opt-out, to be held at the Town Hall Annex Conference Room, 24 School Road.

DISCUSSION: UPDATE ON WESTON STRATEGIC PLANNING COMMITTEE

Vice Chairman Connolly indicated the Committee meeting of August 28th did not occur, therefore, there was no discussion.

DISCUSSION: TOWN PLAN OF CONSERVATION AND DEVELOPMENT [TPCD]

The Commission agreed on holding a special meeting, tentatively for October 30, 2017, to discuss the update to the TPCD. Members Lerner and Korsh will work with the Land Use Director to develop a Request for Proposals.

APPROVAL OF MINUTES: JULY 31, 2017

Chairman Failla made a motion that the Commission approve the minutes of July 31, 2017. Seconded by Vice Chairman Connolly. Vote in favor (7-0).

SP 10 3:40PM

Chairman Failla made a motion that the Commission adjourn the meeting. Seconded by Vice Chairman Connolly. Vote in favor (7-0).

9:20p.m. Meeting adjourned

Respectfully submitted:

AnnMarie Fontana, Administrative Assistant