

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES  
NOVEMBER 6, 2017, 7:15 P.M.  
TOWN HALL ANNEX CONFERENCE ROOM**

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

**Also Present:** Tracy Kulikowski, Land Use Director; members of the public

**Digitally recorded on 11/6/17**

7:19 p.m. **RECEIPT OF APPLICATION: APPLICATION FOR MODIFICATION TO A SUBDIVISION APPROVAL; ROBERT & HOPE TURNER, LOT X-2 AND LOT X-3, KATYDID LANE, MAP 3854 [JAMES MURPHY, GREGORY & ADAMS]**

James Murphy, attorney from Gregory & Adams, representing owners Robert & Hope Turner, came before the Commission to present and give an overview. The application seeks to equalize the size of two adjacent pre-existing, non-conforming lots. A discussion ensued between Mr. Murphy and the members. Maps of existing and proposed configuration were presented by Mr. Murphy and a discussion continued with the Commission. Mr. Turner joined the discussion.

The formation and recording of the lots in the 1950's by Ms. Gladys Clarke, then property owner, was discussed. Whether the parcels are indeed a subdivision was addressed.

Britta Lerner made a motion that the Commission receive the Application for Modification to a Subdivision Approval; Robert & Hope Turner, Lot X-2 and Lot X-3, Katydid Lane, Map 3854. Seconded by Don Saltzman. Sally Korsh suggested Ms. Kulikowski refer to the Town Attorney on whether the Commission has the legal authority to approve the application. Vote in favor (7-0).

A public hearing will be held on December 4, 2017, at 7:15 p.m. at the Town Hall Annex Conference Room, 24 School Road.

**DISCUSSION/DECISION: APPLICATION FOR ACTIVITY IN A FLOOD ZONE; TOM TODOROFF, 10 HEMLOCK RIDGE ROAD, RELOCATION OF A FOOT BRIDGE [CHRIS ALLEN, LAND TECH]**

Chris Allen, soil scientist with LandTech, representing the applicant, came forward to discuss the application and presented site plans and a survey to the Commission. The activity involves removing an existing footbridge that spans Jennings Brook from wetlands and the floodway and relocating it further upstream. Mr. Allen explained the concrete footings will be outside of the floodway and anchored as detailed on the plans. Ms. Kulikowski confirmed the application was approved, with conditions, by the Weston Conservation Commission in October. The members asked questions and discussion continued.

NOV 3:07PM

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Draft approval was reviewed and discussed by the Commission.

Vice Chairman Connolly made a motion that the Commission approve, with conditions, the Application for Activity in a Flood Zone; 10 Hemlock Ridge Road, Relocation of a Foot Bridge. Seconded by Ken Edgar. Vote in favor (7-0).

**A NON-BINDING PRE-APPLICATION REVIEW FOR THE FOLLOWING ITEM:  
MODIFICATION TO A SUBDIVISION APPROVAL: HIDDEN SPRING DRIVE  
SUBDIVISION; PROPERTY ADDRESS: HIDDEN SPRING DRIVE, MAP 3829A &  
MAP 3829B [IRON SHIELD INVESTMENTS, LLC, WALID CHERFANE; ATTORNEY  
BRUCE ELSTEIN]**

The Commission conducted a non-binding pre-application review of an application for Modification to a Subdivision Approval for property located at Hidden Spring Drive, Map 3829A and Map 3829B.

**DISCUSSION: TOWN PLAN OF CONSERVATION AND DEVELOPMENT**

Ms. Kulikowski presented the Commission with her findings on amounts that comparable towns have spent for their update process. A discussion ensued with Tracy and the members. Tracy will continue to gather data from additional towns.

Member Lerner distributed a draft Request for Qualifications (RFQ) prepared with Member Korsh and Ms. Kulikowski. The Commission discussed the RFQ and the process of circulating the document on applicable sites. The members agreed to provide separate input to Member Korsh who would then prepare the document for a tentative release next week.

**OTHER BUSINESS:**

Chairman Failla handed out to the members a draft 2018 Meeting Schedule to be discussed and voted on at the December meeting.

Dr. Failla recommended the members review the document released by Shipman & Goodwin, LLP, which discusses the 2017 amendments to the Affordable Housing Land Use Appeals Act, CGS § 8-30g.

NOV 23 3:07PM

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**APPROVAL OF MINUTES: OCTOBER 2, 2017 & OCTOBER 30, 2017**

Chairman Failla made a motion that the Commission approve the minutes of October 2, 2017. Seconded by Ken Edgar. Vote in favor (6-0). Vice Chairman Connolly abstained as she was not present at the meeting.

Chairman Failla made a motion that the Commission approve the minutes of October 30, 2017. Seconded by Vice Chairman Connolly. Vote in favor (7-0).

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

9:00 p.m. Meeting adjourned

Respectfully submitted:

AnnMarie Fontana, Administrative Assistant

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