

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES
DECEMBER 4, 2017, 7:15 P.M.
TOWN HALL ANNEX CONFERENCE ROOM**

PAGE 17-48

Present: Jane Connolly, Acting Chairman; Don Saltzman, Ken Edgar, Sally Korsh, Harry Falber, Britta Lerner, Richard Wolf

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

Digitally recorded on 12/4/17

7:16 p.m. Acting Chair Connolly introduced and welcomed new Commissioner Harry Falber.

RECEIPT OF APPLICATION: APPLICATION FOR MODIFICATION TO A SUBDIVISION APPROVAL; IRON SHIELD INVESTMENTS, LLC; HIDDEN SPRING DRIVE SUBDIVISION (APPROVED 11/3/14); HIDDEN SPRING DRIVE; MAP 3829A & MAP 3829B [WALID CHERFANE]

Walid Cherfane, of Iron Shield Investments, LLC, owner and applicant, came before the Commission to present and give an overview of the application. Tom Quinn, of Peak Engineers, LLC, was also present to discuss the proposed revision to lot lines in the subdivision. A discussion ensued between Mr. Cherfane, Mr. Quinn and the members.

Sally Korsh made a motion that the Commission receive the Application for Modification to a Subdivision Approval; Hidden Spring Drive Subdivision; Iron Shield Investments, LLC; Map 3829A & 3829B. Seconded by Ken Edgar. Vote in favor (7-0).

A public hearing will be held on January 8, 2018, at 7:15 p.m. at the Town Hall Annex Conference Room, 24 School Road.

DISCUSSION/DECISION: APPLICATION FOR MODIFICATION TO A LOT DEVELOPMENT PLAN APPROVAL; DANIJELA TODOROVICH; 1 SMITH RIDGE ROAD; POOL & POOL HOUSE [HOFFMAN LANDSCAPES]

Commissioner Edgar recused himself from this application out of an abundance of caution, citing his contractual relationship with Hoffman Landscapes for his personal landscaping needs.

Matthew Biron, landscape architect with Hoffman Landscapes, representing the owner and applicant, came forward to discuss the application and presented site plans and a survey to the Commission. The owner proposes the construction of an in-ground pool, pool house and patio. The plans showed a pool house containing complete housekeeping facilities, including a cooktop, refrigerator, bath and living area. The members and Ms. Kulikowski asked questions and discussion ensued.

DE = 3:47PM

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES
DECEMBER 4, 2017, 7:15 P.M.
TOWN HALL ANNEX CONFERENCE ROOM**

PAGE 17-49

CONT'D

Acting Chair Connolly stated that Weston's Zoning Regulations do not permit this, as the proposed pool house, fitting the definition of dwelling unit, does not conform to current regulations. Ms. Connolly read the definition of dwelling unit and a portion of Section 321.1 – Permitted Principal Uses, which allow for only one single family dwelling unit per lot.

Discussion continued between Mr. Biron, the members and Ms. Kulikowski.

Mr. Biron will have revised plans drawn up and resubmit an application for proposed construction that conforms to Weston regulations.

PUBLIC HEARING/DISCUSSION/DECISION: 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] [17-13]

Acting Chair Connolly read the public hearing legal notice into the record.

Jim Murphy, attorney with Gregory & Adams, representing Robert & Hope Turner of Katydid Lane, Weston, CT, came before the Commission. Mr. Murphy stated that neighbors of Mr. and Mrs. Turner have recently retained legal counsel and he would like the opportunity to meet with their attorney. A letter to the Ethics Committee, regarding this application, dated December 4, 2017, from Robert Walpuck, was "carbon-copied" to the Planning & Zoning Commission. Ms. Kulikowski distributed this letter to the members. Mr. Murphy would like to review and respond to the document. The formalities of a public hearing and extensions were discussed. Mr. Murphy requested that the public hearing be opened and immediately adjourned to January 8, 2018.

Jane Connolly opened the public hearing. Attorney Rick Costantini, representing Turner's neighbors [Merriss and Ruf (in attendance) and Holmes (not in attendance)] was present and stated no objections from his clients to opening the public hearing and adjourning it to January 8th.

Don Saltzman made a motion that the Commission adjourn the public hearing on an application for modification to a subdivision approval, Robert & Hope Turner, Katydid Lane, to January 8, 2018. Seconded by Ken Edgar. Vote in favor (7-0).

DE = 3:47PM

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES
DECEMBER 4, 2017, 7:15 P.M.
TOWN HALL ANNEX CONFERENCE ROOM**

PAGE 17-50

DISCUSSION/DECISION: 2018 MEETING SCHEDULE

The members discussed the draft schedule.

Britta Lerner made a motion that the Commission approve the 2018 Meeting Schedule, as amended. Seconded by Ken Edgar. Vote in favor (7-0).

DISCUSSION: TOWN PLAN OF CONSERVATION AND DEVELOPMENT

Sally Korsh distributed the latest draft of the Request for Qualifications (RFQ) and the cover letter. The Commission discussed the RFQ process and future funding requests. The members made final changes to the two draft documents for a release to consultants and mailing list servers after the holidays. Tracy Kulikowski will consult with Town Administrator regarding any newspaper notice or other procurement obligations.

APPROVAL OF MINUTES: NOVEMBER 6, 2017

Britta Lerner made a motion that the Commission approve the minutes of November 6, 2017. Seconded by Sally Korsh. Vote in favor (6-0). Commissioner Falber abstained as he was not then a Commissioner.

OTHER BUSINESS:

Acting Chair Connolly asked whether the Commission should establish a deadline for the submittal to the office of the Planning & Zoning Commission of correspondence that commented on pending agenda items, so that such correspondence could be reviewed by Commissioners prior to the upcoming meeting of the Commission. A discussion ensued between the members and Ms. Kulikowski. The Commission agreed to a submittal deadline for such correspondence of the Thursday (noon), prior to each scheduled meeting.

Acting Chair Connolly made a motion that the Commission adjourn the meeting. Seconded by Britta Lerner. Vote in favor (7-0).

8:40 p.m. Meeting adjourned.

Respectfully submitted:

AnnMarie Fontana, Administrative Assistant

DE = 3:47PM