

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

Also: Tracy Kulikowski, Land Use Director, Hiram Peck, Planning Consultant; Michael Zizka, Special Counsel; Attorney John Fallon, representing the applicant, Jesse DiPasquale; Mr. Lipton, developer and Peter Romano of Land Tech.

Digitally recorded and videotaped. The meeting, which was held in the Weston High School Cafeteria with approximately 300 in attendance, began at 7:15 p.m. and concluded at 10:40 p.m.

A handout was given to the public of the legal notice and names of the members of the Planning & Zoning Commission.

PUBLIC HEARING: PETITION FILED BY ANDREA DIPASQUALE TO AMEND THE ZONING REGULATIONS TO CREATE PROPOSED SECTION 323, ACTIVE ADULT COMMUNITY DISTRICT (AGE RESTRICTED LIVING)

Chairman Tom Failla gave the opening remarks to include how the meeting would proceed and read the legal notice into the record.

Attorney Fallon, representing the applicant, Andrea DiPasquale, went over the history of the application and what they wish to accomplish and what this amendment would do and not do.

Hiram Peck, Planning Consultant, gave a report and analysis. A copy of this report is in the file.

Special Counsel Michael Zizka agreed with most of Hiram Peck's report relating to the lack of clarity in the regulations. He gave a legal view of the application and again said it should be an overlay zone and not a floating zone and gave his own report and analysis. Mr. Zizka's comments are in the file.

Next followed questions from the Commissioners of Attorney Fallon, Hiram Peck and Michael Zizka. A discussion followed.

Hearing from the Public: 56 residents signed in to speak and 13 were able to present their views before the closure of the meeting at 10:30 p.m. The 41 remaining speakers will be heard

at a continued public hearing on Monday, April 25th, 2016 at 7:15 p.m. in the Weston High School auditorium.

The following individuals then spoke:

Ruth Glazer
Richard Saxl
Jon Russell
Hal Hutchinson
Leanne Anderson
Michele Liquori
Barbara Gross
Leslie Pearson
Kathleen Fredriksen
Paul Wolt
Rich Silver
Namuk Cho
Dawn Watson

A discussion then followed between Special Counsel Michael Zizka and Attorney Fallon regarding the need for a new legal notice, given certain modifications made by the applicant to her original application.

Chairman Failla requested the Commission continue the public hearing to April 25th.

Attorney Fallon agreed to continue and digest the information conveyed at the meeting.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval on 5/2/16
Edited by Ken Edgar and Land Use Director