

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

**Not Present:** Richard Wolf

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

**Digitally recorded on 12/5/16**

7:15 p.m. **PUBLIC HEARING: DISCUSSION/DECISION: REQUEST TO EXTEND THE TIME PERIOD OF THE SPECIAL PERMIT AND POTENTIAL MODIFICATION OF THAT SPECIAL PERMIT ISSUED ON DECEMBER 17, 2007 TO EMMANUEL EPISCOPAL CHURCH OF WESTON, CT, 285 LYONS PLAIN ROAD.**

Jon Rogers, a member of the Church, representing the applicant, spoke requesting a three-year extension of the Special Permit that was issued to the Church in December, 2007, as well as an amendment of the scope of the project to exclude the completion of the rear portion of the parking lot and related work. In addition, Mr. Rogers described the work that has been done over the years and what still needs to be done, including paving, landscaping, and lighting. Maps of the project were presented to the Commission. A discussion began between Mr. Rogers and the Commission members, focused in part on whether a modification of the Special Permit was necessary.

Bill Lomas, of 293 Lyons Plain Road, spoke. A discussion between Mr. Lomas, Mr. Rogers and the Commission members ensued.

After discussion, Ken Edgar moved that the Commission approve the request of Emmanuel Church of Weston, CT, 285 Lyons Plain Road, to extend its December 17, 2007 Special Permit for a period of one (1) year to December 17, 2017. Seconded by Sally Korsh. Vote in favor (6-0). Richard Wolf absent.

#### **DISCUSSION: OPEN-SPACE CLUSTER HOUSING**

Commission member Ken Edgar presented a framework document, dated 11/28/16, the purpose of which is to promote a discussion of open-space cluster housing mentioned in the 2010 Plan of Conservation and Development. The Commission members discussed the possibility of beginning a process of bringing this to public discourse.

CONTD:

The potential features of a cluster housing amendment were reviewed. Discussion continued among the Commission members. It was emphasized that this is all preliminary and is an attempt to identify the key points and to see whether this makes sense for Weston.

The Commission agreed that the focus at this time should be educating the public on the elements of cluster housing, and then having a dialogue with the public. Hiram Peck, Planning Consultant, would be called upon for information and advice.

Members of the public then made comments on cluster housing. They included:

Ellen Strauss  
Jess DePasquale  
Leanne Anderson  
Ruth Glazer  
Rich Silver  
Christine Lomuscio  
Jon Rogers  
Nina Daniel, First Selectman  
Carol Baldwin

**DISCUSSION/DECISION: 2017 MEETING SCHEDULE**

Chairman Failla moved that the Commission approve the 2017 Meeting Schedule of the Planning & Zoning Commission. Seconded by Vice Chairman Connolly. Vote in favor (6-0). Richard Wolf absent.

**APPROVAL OF MINUTES: NOVEMBER 7<sup>TH</sup>, 2016 & NOVEMBER 14<sup>TH</sup>, 2016**

Tom Failla moved that the Commission approve the minutes of November 7<sup>th</sup>, 2016. Seconded by Don Saltzman. Vote in favor (6-0). Richard Wolf absent.

Tom Failla moved that the Commission approve the minutes of November 14<sup>th</sup>, 2016. Seconded by Jane Connolly. Vote in favor (6-0). Richard Wolf absent.

**OTHER BUSINESS:** None

9:40 p.m. Meeting adjourned

Respectfully submitted:

AnnMarie Fontana, Administrative Assistant