

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

Also present: Land Use Director

Meeting digitally recorded on 3/7/16

PUBLIC HEARING: MODIFICATION OF SPECIAL PERMIT, ASPETUCK VALLEY COUNTRY CLUB, 67 OLD REDDING ROAD, INSTALLATION OF SEASONAL AIR STRUCTURE TO ENCLOSE TWO EXISTING TENNIS COURTS (P. CERRONE, ARCHITECT)

Present: Carolyn Kepcher, Vice President and General Manager of Aspetuck Valley Country Club
Jim Stevens of Horizon Air Structures

Commission member Ken Edgar recused himself from this application, as he is a member of the Club.

Philip Cerrone, Architect, came forward to explain the plan, in detail, for installation of a seasonal air structure to enclose 2 existing tennis courts to include its new location further back from Old Redding Road, will be 30 feet to top of the structure from the average grade; and Google photos of the area. Also included details on noise levels and drainage.

Jim Stevens of Horizon Air Structures went over the details of the generator and will only run when the power is out.

The Chairman stated that he had walked the property.

Philip Cerrone, Architect, also stated that the color of the air structure will be grey and will not be able to see it at night – there will be no light coming thru the fabric.

Also stated there are no further plans to cover any other areas in the Club.

PUBLIC COMMENT:

Dr. Kosinski of 7 Mayflower Lane questioned the amount of noise from the gas furnace. Also the use from mid October to mid April. He does not think it is very pretty, in fact an eyesore and a clear impact on all the neighbors and property values. Also how important is this – there are other tennis facilities in the area and felt it was excessive and unnecessary.

Commission member Don Saltzman felt it could be screened and P. Cerrone the Architect stated yes this is possible. Dr. Kosinski still felt stuck with an ugly bubble. Carolyn Kephner stated that there is a large tennis community in the Club.

Britta Lerner, Commission member, stated is it our purview to decide if it is needed by the Club?

A resident of Wells Hill Road stated that he is looking at it from the other side and realized the bubble is about 12 feet above the maintenance facility.

Philip Cerrone, Architect, stated that the modification to the special permit, meets all the regulations and the Club is looking for an approval. The Land Use Director went over the history of previous approvals for the tennis courts

Dr. Kosinski stated that screening does not shield the line of site from his house to the air structure.

Don Saltzman requested a landscaping plan of the applicant for screening.

Ms. Kepcher stated that they have worked with the neighbors and will be happy to work with Dr. Kosinski.

The Chairman took a consensus of the meeting to close the public hearing. Britta Lerner, Sally Korsh and Tom Failla voted to close the public hearing. Ken Edgar is recused and Richard Wolf and Don Saltzman nay.

Tom Failla moved that the Commission close the public hearing with a vote of 3 to 2. Second by Britta Lerner. Jane Connolly absent and Ken Edgar recused.

The Land Use Director handed out a draft approval with conditions for the Commission members. A discussion followed regarding screening. Revised wording was added by Sally Korsh.

Tom Failla moved that the Commission approve Sally Korsh's new wording and the draft approval for a Modification of Special Permit, Aspetuck Valley Country Club, 67 Old Redding Road, installation of seasonal air structure to enclose two existing tennis courts. Seconded by Britta Lerner. Vote in favor 5 with Jane Connolly absent and Ken Edgar recused.

DISCUSSION: TRANSIT ORIENTED DEVELOPMENT PLAN FOR THE BRANCHVILLE STATION AREA, RIDGEFIELD (T. FAILLA)

Discussion was postponed to a future meeting and a color packet of photos and information was given to each member.

OTHER BUSINESS:

Tom Failla gave an update on a meeting including Jane Connolly on the proposal for an Active Adult Community District. It was stated that a Consultant Planner, Hiram Peck was being considered to give an independent perspective on this application and an analysis on what has happened in other towns. The public hearing is on April 4th. A discussion ensued.

Ken Edgar moved that the Commission authorize the Chairman to hire a planner to serve on the Active Adult Facility Community District application. Seconded by Don Saltzman. Vote in favor (6-0) Jane Connolly absent.

A discussion followed regarding the fact that Cohen & Wolf (Town Attorney) has conflicted out as it represents one of the applicants proposing this Active Adult Facility application. A discussion ensued that they could waive the conflict and Ken Edgar explained it in further detail. Cohen and Wolf would work off a retainer whereas a new lawyer would have to be paid for by the Town. It was agreed that Tom Failla would meet with the Town Administrator on how to keep Cohen and Wolf involved. – looking for a legal analysis.

Ken Edgar moved that the Commission approve Tom Failla, Jane Connolly and the Land Use Director to look into this matter if a new lawyer is needed. Seconded by Sally Korsh. Vote in favor 6-0 Jane Connolly absent.

BOND RELEASE:

24/28 MARTIN ROAD LOT DEVELOPMENT

Tom Failla moved that the Commission approve the release of the lot development bond in the amount of \$6,500. For 24/ 28 Martin Road. Seconded by Don Saltzman. Vote in favor (6-0) Jane Connolly absent.

APPROVAL OF MINUTES:

Don Saltzman moved that the Commission approve the minutes of February 1, 2016 edited by Ken Edgar and Tom Failla. Vote in favor (6-0) Jane Connolly absent.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval with exception of Jane Connolly who was absent, on May 2, 2016