

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES
JANUARY 4, 2021; 7:15 P.M.
HELD VIRTUALLY VIA INTERNET AND PHONE**

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

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

Digitally Recorded [held virtually due to the COVID-19 State of Emergency]

7:18 p.m. Chairman Edgar called the meeting to order.

DISCUSSION/DECISION: APPLICATION FOR LOT DEVELOPMENT PLAN APPROVAL; 141 LORDS HIGHWAY, LOT 1 OF THE 139 LORDS HIGHWAY RESUBDIVISION [21-01]

Rob Gary, representing the property owner, came before the Commission to present the application for the construction of a new single-family home, driveway, pool, septic system and related site work. The members reviewed the site plans prepared by Trinkaus Engineering, LLC, dated October 10, 2020, last revised December 21, 2020. The application included Westport-Weston Health Department approval for the proposal.

Jane Connolly made a motion that the Commission approve the application for a Lot Development Plan Approval, with conditions: 141 Lords Highway, Lot 1 of the 139 Lords Highway Resubdivision, as presented to the Commission. Seconded by Sally Korsh. The members reviewed, discussed and amended a draft approval. Hearing no further discussion and a roll call vote, all in favor, the motion carried (7-0).

DISCUSSION/DECISION: PROPOSAL FROM MILONE & MACBROOM, INC. TO DRAFT VILLAGE CENTER DISTRICT REGULATIONS

The Commission reviewed the Proposal from Milone & MacBroom, Inc. to draft Village Center District Regulations. The members discussed the proposal's scope of services and found the proposal to be acceptable. The Commission discussed that proposed initiatives in the CT General Assembly to address housing options may impact the process for drafting Village Center District Regulations. Lance Scott, member of Weston's Economic Vitality Committee, discussed how some of the Committee's objectives including strategies to promote economic vitality may align with the proposed development of Village District Regulations.

Richard Wolf made a motion that the Commission approve the Proposal from Milone & MacBroom, Inc. dated November 24, 2020, to draft Village Center District Regulations. Seconded by Jane Connolly. Hearing no further discussion and a roll call vote, all in favor, the motion carried (7-0).

ELECTION OF CHAIRMAN AND VICE CHAIRMAN PURSUANT TO SECTION 6.3(b) OF THE TOWN CHARTER

Don Saltzman nominated Ken Edgar and made a motion that the Commission elect Ken Edgar as Chairman for 2021. Seconded by Jane Connolly. Hearing a roll call vote, all in favor, the motion carried (7-0).

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Chairman Edgar nominated Jane Connolly and made a motion that the Commission elect Jane Connolly as Vice Chairwoman for 2021. Seconded by Sally Korsh. Hearing a roll call vote, all in favor, the motion carried (7-0).

APPROVAL OF MINUTES: DECEMBER 5, 2020; DECEMBER 7, 2020; DECEMBER 15, 2020

Hearing no comments, the Commission accepted the Minutes of December 5, 2020; December 7, 2020; December 15, 2020.

OTHER BUSINESS: none

Sally Korsh made a motion that the Commission adjourn the meeting. Seconded by Vice Chairwoman Connolly. All in favor, the motion carried (7-0).

7:50 p.m. Meeting adjourned

Submitted by: AnnMarie Fontana, Admin. Assistant