

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES  
FEBRUARY 1, 2021; 7:15 P.M.  
HELD VIRTUALLY VIA INTERNET AND PHONE**

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**Present:** Ken Edgar, Chairman; Jane Connolly, Vice Chairwoman; Don Saltzman, 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]**

7:16 p.m. Chairman Edgar called the meeting to order.

**DISCUSSION/DECISION: REFERRAL FROM CODE ENFORCEMENT OFFICER, ZONING PERMIT APPLICATION, ACE TIRE & AUTO CENTER OF WESTON, ADDITIONAL WORKSPACE BEHIND BUILDING; 190 WESTON ROAD [RICH DESROCHERS] [21-02]**

Rich Desrochers, proprietor of Ace Tire & Auto Center, came before the Commission to present a zoning permit application related to the canvas hoop which is located behind the service center. Mr. Desrochers stated that he replaced an existing pad in the canvas hoop, cleaned the area, and according to his surveyor the canvas hoop has pre-existed since 1988.

Tracy Kulikowski, Land Use Director, provided the Commission with the events leading up to this referral. Ms. Kulikowski stated that Land Use Dept. staff suspected that vehicles were being serviced under the canvas hoop via a car-lift and that permits may be needed for the structure and/or its usage. Ms. Kulikowski indicated that the canvas hoop and adjacent shed do not appear on previous surveys that were submitted to the Town but that they may have been depicted on aerial photos from as early as 2013. CGS Section 8-13a. Nonconforming buildings, structures and land uses was discussed. Mr. Desrochers stated that the canvas hoop's use is to provide limited overflow service work such as tire-changing and he added that minor auto service work had been performed by the prior proprietor. Mr. Desrochers indicated that the shed is used by the operator of the gas station for storage. The members continued to discuss the canvas hoop's use for the general purposes of the service center and whether it may be considered an expansion of use. The members discussed possible documentation to substantiate the existence and the use of the canvas hoop and its car-lift. Chairman Edgar commented that the Commission should determine whether it is legally authorized to grant a zoning permit and as such, requested that input from the Town Attorney be provided to the Commission. The members agreed to ask the Town Attorney to provide his view, based on additional facts to be provided by Mr. Desrochers, on whether the Commission has a sufficient legal basis to approve a zoning permit in this matter. No motion made.

**A NON-BINDING PRE-APPLICATION REVIEW FOR THE FOLLOWING: PROPERTY ADDRESS COBBS MILL INN, 12 OLD MILL ROAD [MR. KLEBAR SIGUENZA]**

The Commission conducted a non-binding pre-application review of an application for property development at Cobbs Mill Inn, 12 Old Mill Road.

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**DISCUSSION CON'T: PREPARATION OF AFFORDABLE HOUSING PLAN WITH MILONE & MACBROOM, INC. [MMI]**

Chairman Edgar stated that the Board of Selectmen approved a \$5,000.00 supplemental allocation to be added to the \$15,000.00 state grant received which will provide the funds for Milone & MacBroom, Inc. to prepare an Affordable Housing Plan. The Commission discussed a term of the state grant which states that the use of the funds be completed by June 30, 2021. The members discussed the process of MMI's preparation of the plan.

**DISCUSSION CON'T: CREATION OF VILLAGE DISTRICT IN WESTON TOWN CENTER - PROCESS FOR CREATION OF VILLAGE CENTER DISTRICT REGULATIONS**

Chairman Edgar commented that there are proposals at the State level regarding affordable housing that may affect the process for creation of Village District [VD] regulations. He commented that dialogue concerning affordable housing and the proposed creation of VD regulations could occur in conjunction with each other, so as to be conducted efficiently. Commissioner Wolf commented that the Commission should probably meet more frequently to ensure that it can complete its work on a timely basis. Chairman Edgar agreed and indicated that he would try to set up a special meeting of the Commission, with Milone & MacBroom attending, during the week of February 8. Chairman Edgar also stated that the Commission welcomes all Town committees to work in partnership with the Commission as these processes move forward.

**APPROVAL OF MINUTES: JANUARY 4, 2021**

Hearing no comments, the Commission accepted the Minutes of January 4, 2021.

**OTHER BUSINESS:** none

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

8:24 p.m. Meeting adjourned

Submitted by: AnnMarie Fontana, Assistant