

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES**  
**APRIL 5, 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, Richard Wolf

**Not Present:** Britta Lerner

**Also Present:** members of the public

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

7:19 p.m. Chairman Edgar called the meeting to order.

**DISCUSSION: PETITION TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP TO CREATE A CENTRAL VILLAGE DISTRICT OVERLAY ZONE ON THE FOLLOWING PROPERTIES: 48 NORFIELD ROAD, 46 NORFIELD ROAD AND 176 WESTON ROAD [PETITION BY WESTON VENTURES LLC, JESS DIPASQUALE, MEMBER, OWNER OF 48 NORFIELD ROAD, AND CORY ATTRA, P.E., GAP MOUNTAIN CONSULTING ENGINEERS] [21-04]**

As a prelude, Chairman Edgar discussed the Commission's enthusiasm with regard to the revitalization of Weston Town Center. He stated that the Commission is in the process of preparing an Affordable Housing Plan and preparing Village Center District Regulations with guidance from SLR Corporation.

Jess DiPasquale, property owner of 48 Norfield Road, and Cory Attra, professional engineer, came before the Commission to discuss the petition. The Commission asked questions and a discussion ensued. Chairman Edgar reminded Mr. DiPasquale that this petition requires a letter of authorization from the property owners of 46 Norfield Road and from 176 Norfield Road.

Chairman Edgar stated that the Commission's intent is to complete the process of preparing Village Center District Regulations in early Fall and that should this petition move forward, its completion process would not be significantly earlier than that of the Commission. He stated this could result in the regulations being amended twice – once to reflect this petition and a second time to comply with the Commission's proposed amendments. He emphasized that this process should be a cooperative initiative with uniformity in the vision for the community.

Mr. DiPasquale and Mr. Attra continued to discuss their petition.

Chairman Edgar stated that the petition's proposed sections and corresponding numbers overlap the current zoning regulations creating inconsistent sections. He stated that any petition to amend the current zoning regulations should include precise language; the location(s) of the proposed text; what sections the petition affects; what sections it supersedes, if applicable; any definitions that may need to be added; and any additional comprehensive details.

Vice Chairwoman Connolly commented that proposed amendments to the zoning regulations should be a comprehensive plan that is carefully studied by the Commission with the guidance of SLR Corporation.

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CONT'D

Richard Wolf agreed with Vice Chairwoman Connolly and believes that, as the Commission begins its study, it does not make good sense to consider a zoning amendment to a carved-out section of the proposed Village District before the Commission completes its comprehensive study of the Village District in its entirety.

Sally Korsh agreed with the comments made by the other members. She believes that this petition may provide the Commission with ideas that could be analyzed as the Commission moves forward in the preparation of Village District Regulations. She stated that endorsing an overlay zone now may be premature.

Chairman Edgar summarized the sense of the Commission. He stated that the Commission would like to see the members and the applicant combine their thoughts as the Commission prepares a comprehensive plan, receives guidance from SLR and obtains public input.

The Commission and the applicant continued to analyze and discuss the petition. Chairman Edgar indicated that architectural guidelines for a proposed Village District should be consistent and should be more specific than this petition's architectural components.

Chairman Edgar discussed the proposed time schedule for the Commission's preparation of Village District Regulations.

Chairman Edgar commented that should the applicant amend the petition to make it more consistent with current regulations and to better meld it with current regulations, it may represent a material change to the original proposal and as such, the modified petition should be treated as a new petition to the effect that the applicant would need to restart the process.

The Commission continued to analyze and discuss the petition's language and its technical components.

Vice Chairwoman Connolly suggested that it may be more practical for Mr. DiPasquale to await the Commission's forthcoming proposed Village District Regulations and that through public comment, he could provide valuable feedback for the Commission's consideration as those regulations are formulated with SLR's guidance. Mr. DiPasquale replied that this was a reasonable suggestion.

Chairman Edgar restated the timeline for the Commission's preparation of Village District Regulations and spoke about the proposed initiatives in the CT General Assembly with regard to housing.

**DISCUSSION CON'T: PREPARATION OF AFFORDABLE HOUSING PLAN WITH SLR CORPORATION**

Chairman Edgar stated that SLR will analyze the results of the affordable housing survey and that the Commission will schedule a special meeting on April 19<sup>th</sup> to conduct a public engagement session. The Chairman discussed a timeline for the preparation of an affordable housing plan.

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**DISCUSSION CON'T: PREPARATION OF VILLAGE DISTRICT IN WESTON TOWN  
CENTER WITH SLR CORPORATION**

Chairman Edgar stated that SLR's work on the preparation of an affordable housing plan is concurrent with its work on the preparation of Village District Regulations, as affordable housing is relevant to the preparation of a Village District.

**APPROVAL OF MINUTES: MARCH 1, MARCH 8 AND MARCH 15, 2021**

Hearing no comments, the Commission accepted the Minutes of March 1, March 8 and March 15, 2021.

**OTHER BUSINESS:** none

Don Saltzman made a motion that the Commission adjourn the meeting. Seconded by Vice Chairwoman Connolly. All in favor, the motion carried (6-0). Britta Lerner absent.

8:32 p.m. Meeting adjourned

Submitted by: AnnMarie Fontana, Assistant