

**PLANNING & ZONING COMMISSION SPECIAL MEETING MINUTES**  
**APRIL 26, 2021; 10:00 A.M.**  
**HELD VIRTUALLY VIA INTERNET AND PHONE**

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**Present:** Ken Edgar, Chairman; Jane Connolly, Vice Chairwoman; Don Saltzman, Harry Falber, Sally Korsh, 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]**

10:00 a.m. Chairman Edgar called the meeting to order.

**DISCUSSION/DECISION: SIGNAGE AT WESTON TOWN CENTER, 190 WESTON ROAD**

Chairman Edgar stated that the Town has received public comment regarding the temporary signage at Weston Center. Tracy Kulikowski, Land Use Director, provided the Commission with an overview on signage regulations and discussed the Commission's jurisdiction on signage. She stated that she discussed this topic with the Town Attorney which included a review of Federal Supreme Court case law and State Supreme Court case law. Ms. Kulikowski stated that case law indicates that towns cannot regulate signage based on category and that local zoning regulations must be content neutral. She added that case law indicates that property owners have a First Amendment right to display such signage. She stated that she has spoken to the property manager at the Weston Town Center who has indicated to her that the signage that is part of this discussion is indeed temporary. Chairman Edgar stated that signage will be an important element of the Commission's work on creating Village District Regulations.

**DISCUSSION CON'T: PREPARATION OF AFFORDABLE HOUSING PLAN WITH SLR CORPORATION, DATE FOR MAY PUBLIC WORKSHOP**

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

The Commission's discussion on the preparation of an Affordable Housing Plan [AHP] dovetailed with its discussion on the preparation of a Village District in Weston Town Center.

Muke Zuba and Elizabeth Esposito, of SLR Corporation, presented a PowerPoint on the April 19<sup>th</sup> Public Workshop Summary and Strategy Planning.

Ms. Esposito stated that SLR will discuss a plan to incorporate the Commission's prioritization of the potential strategies discussed at the Public Workshop into the AHP. She provided a brief summary of the public input received at the April 19<sup>th</sup> Public Workshop. She indicated that the results of the Interactive Polling conducted at the workshop would serve to provide the Commission with a set of data points for the members to consider in drafting the AHP.

**Village District**

The Commission discussed forms of residential uses [mixed use, smaller lots, townhouses, small multi-family and cottage clusters] that could be incorporated into the proposed Village District to address diversified housing options and affordable housing.

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CONT'D

Chairman Edgar stated that he has had discussions with his counterparts in surrounding towns that have a Village District and the members agreed that inviting those chairpersons to speak with the Commission could provide valuable input as the Commission continues its preparation of a Village District.

Richard Wolf stated his concern about the Commission potentially being too specific in identifying housing types within the proposed Village District since the property in the Weston Town Center is privately-owned. Chairman Edgar agreed that a balance of residential uses needs to be achieved.

Mike Zuba discussed the potential to incorporate a balance of residential uses and commercial use within the proposed Village District. Chairman Edgar discussed possible options and challenges incorporating commercial use and residential uses within the boundaries of the proposed Village District.

Britta Lerner expressed concern about whether a commercial business in a mixed-use structure could potentially impact the economic value of the residential use.

#### **Accessory Dwelling Units**

Chairman Edgar discussed proposed State zoning legislation that will soon be voted on in the State Legislature and that, if enacted, would allow detached accessory dwelling units. The proposed legislation would also increase the size limit of accessory dwelling units, preclude deed-restricting these units as affordable housing, and would prohibit requiring a minimum age for occupants of such units. He suggested that the members await the State Legislature's vote in early June and stated that this potential strategy is influenced by what occurs at the State level.

Richard Wolf suggested that the number of documented accessory dwelling units that currently exist in Town and that the number of occupants in said units that are school-aged children are an important part of this discussion. Discussion continued.

#### **Open Space Subdivisions**

SLR asked the Commission to provide its perspective on the possible inclusion of Open Space Subdivisions as a potential strategy.

Chairman Edgar suggested that as the Commission continues to prepare Village District Regulations and that as the Commission continues to monitor potential changes in state zoning laws that may impact how accessory dwelling units are locally regulated, the Commission should view Open Space Subdivisions as a long-term consideration.

The following members of the public spoke:

Ellen Strauss – gave her opinion that the number of attached accessory dwelling units in Town is an important element of this discussion. Ms. Kulikowski stated that she will provide the Commission with an inventory of documented accessory dwelling units.

Margaret Wirtenberg – agreed that an inventory of the Town's accessory dwelling units is an important part of this discussion.

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**DISCUSSION: RESCHEDULE OF MAY 3<sup>RD</sup> REGULAR MEETING**

Due to a conflict with Town staff, the Commission agreed to reschedule the May 3<sup>rd</sup> 7:15 p.m. regular meeting. The members agreed to provide their availability to hold a special meeting in the afternoon of May 3<sup>rd</sup>.

Hearing no further discussion, Vice Chairwoman Connolly made a motion that the Commission adjourn the meeting. Seconded by Richard Wolf. All in favor, the motion carried (7-0).

11:31 a.m. Meeting adjourned

Submitted by: AnnMarie Fontana, Assistant