

**PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES
JULY 6, 2021; 7:15 P.M.
HELD VIRTUALLY VIA INTERNET AND PHONE**

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

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

Digitally Recorded [held virtually pursuant to Sections 163-167 of Senate Bill 1202]

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

DISCUSSION/DECISION: ADOPTION OF THE TOWN OF WESTON AFFORDABLE HOUSING PLAN

Chairman Edgar stated that the revised draft Plan incorporates the members' comments and amended language discussed at the Commission's June meeting. Richard Wolf discussed one of the Plan's objectives - that the Town considers creating a program to generate affordable housing on surplus municipal land. He gave his opinion that the Commission should add a provision to the Affordable Housing Plan to the effect that a portion of the Town-owned land off Upper Parish Drive, commonly known as the Fromson-Strassler property, should be specifically considered and set aside for affordable housing. Harry Falber agreed.

In contemplation of additional discussion of this issue, Chairman Edgar made a motion that the Commission approve and adopt the Town of Weston Affordable Housing Plan. Seconded by Vice Chairwoman Connolly. Discussion continued. Chairman Edgar stated that adding language to the Plan advocating affordable housing on the Fromson-Strassler property would not be an appropriate step for the Commission. He noted that the Commission had previously rendered a CGS 8-24 positive Report with respect to the appropriateness of the sale of the Fromson-Strassler property to The Aspetuck Land Trust. To attempt to modify the Commission's opinion of the sale now, particularly in the absence of the Town and the buyer from our meeting, as well as the absence any additional evidence in the record, would be unwise. The existence of the Report would not, however, preclude the Town from giving further consideration to creating affordable housing on this property during a Town meeting on the sale. Vice Chairwoman Connolly agreed. Britta Lerner stated her concerns with the property including waste water management and topography. She gave her opinion that should the Town wish to examine the property in greater detail, it should do so in a more appropriate forum than this P&Z meeting. Sally Korsh agreed that mentioning specific surplus Town-owned property in the Plan is not appropriate. Accordingly, it was the sense of a majority of the Commissioners that no additional language regarding Fromson-Strassler should be added to the Plan. Restating, Chairman Edgar made a motion that the Commission approve and adopt the Town of Weston Affordable Housing Plan, as presented. Seconded by Vice Chairwoman Connolly. Hearing no further discussion and a roll call vote, all in favor, the motion carried (6-0).

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RECEIPT OF APPLICATION: 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] [21-07]

Jess DiPasquale, property owner of 48 Norfield Road, came before the Commission and presented the petition. Mr. DiPasquale spoke about his application which has been amended from his original submission. Chairman Edgar discussed the Commission's tentative timeline for the creation of Village District Regulations.

Sally Korsh made a motion that the Commission receive the Petition to Amend the Zoning Regulations and the Zoning Map to create a Central Village District Overlay Zone. Seconded by Britta Lerner. Hearing no further discussion and a roll call vote, all in favor, the motion carried (6-0).

Ms. Kulikowski discussed a summary of the public hearing process for this petition. Chairman Edgar stated that the Commission's focus will be its work on the creation of Village District Regulations and that the applicant's petition will not likely be considered prior to the Commission's work.

DISCUSSION: SUMMARY OF CONNECTICUT GENERAL ASSEMBLY SENATE BILL NO. 1201 AN ACT CONCERNING RESPONSIBLE AND EQUITABLE REGULATION OF ADULT-USE CANNABIS, SECTION 148 – MUNICIPAL ZONING AUTHORITY AND APPROVAL REQUIREMENTS

Chairman Edgar summarized the regulatory authority granted to municipalities under the new Act and its key provisions.

APPROVAL OF MINUTES: JUNE 7, 2021 AND JUNE 21, 2021

Hearing no comments, the Commission accepted the Minutes of June 7, 2021 and June 21, 2021.

OTHER BUSINESS: none

Harry Falber made a motion that the Commission adjourn the meeting. Seconded by Vice Chairwoman Connolly. All in favor, the motion carried (6-0).

8:03 p.m. Meeting adjourned

Submitted by: AnnMarie Fontana, Assistant