

**PLANNING & ZONING COMMISSION SPECIAL MEETING MINUTES
AUGUST 30, 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, James Carlon

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

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

Chairman Edgar welcomed James Carlon as a member of the Commission, appointed by the Board of Selectmen on August 5, 2021 to fill a vacancy on the Commission.

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

UPDATE ON ADDITIONAL ACTIONS TO BE TAKEN BY THE PLANNING & ZONING COMMISSION

Chairman Edgar provided the members with a preview of topics for the Commission to address in the near future, following its adoption of Village District Regulations. Those topics include Accessory Dwelling Units, the growth and sale of marijuana, sign regulations and short-term vacation rentals.

DISCUSSION/DECISION: REVIEW OF DRAFT AMENDED AND RESTATED ZONING REGULATIONS OF THE TOWN OF WESTON, INCLUDING PROPOSED SECTION 322, VILLAGE DISTRICT (VD) TO REPLACE THE CURRENT SECTION 322, NEIGHBORHOOD SHOPPING CENTER DISTRICT (NSC) OF THE ZONING REGULATIONS, WITH VINCENT MCDERMOTT, PRINCIPAL LANDSCAPE ARCHITECT, SLR

Vince McDermott of SLR Corporation presented the draft Amendment to Weston's Zoning Map and the draft amended and restated Weston Zoning Regulations, which include a proposed Section 322, Village District, to replace the current Section 322, Neighborhood Shopping Center District. Mr. McDermott led a discussion of the proposed amended and restated Regulations. He discussed the special permit requirement and the proposed permitted commercial and residential uses in the VD. The Commission asked questions and a discussion ensued with Mr. McDermott. The members made changes to the proposed language. Mr. McDermott discussed the proposed provisions with regard to area, setback, height and coverage. The Commission discussed the drafted prohibited uses in the VD. Elizabeth Esposito of SLR Corporation joined the discussion. The members referred to Connecticut General Statute, Chapter 124, Section 8-2j, Village Districts, and discussed the statute's provision that all development in a Village District is subject to review by a village district architectural consultant or, alternatively, an architectural review board. The Commission discussed potential amendments to provisions regarding signs and off-street parking space requirements. Mr. McDermott discussed the feasibility and the requirements of shared parking in the proposed VD. The members reviewed two drafted appendices, including proposed Appendix A, Policy regarding Site and Building Design Standards and Guidelines for the VD. Richard Wolf gave his opinion that the architectural standards drafted in Appendix A are significant, and stated that he is not in favor of imposing the architectural limitations proposed in the Appendix. He suggested that the architectural standards for development in the VD should be presented and managed by an architectural review board.

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CONT'D

Chairman Edgar stated that Section 8-2j. provides that, in adopting the regulations, the Commission must consider the design standards of structures, plantings, signs, roadways, street hardware and other objects in the VD and that the regulations must state the criteria for what is permitted within the VD. Vice Chairwoman Connolly expressed to the Commission that, in order to help promote consistency within the proposed VD, the same standards should be imposed on all new construction and substantial reconstruction and that, pursuant to State statute, all development within the VD must be compatible with the existing structures to assure that there is no adverse impact on the district. Chairman Edgar suggested that the members invite an architect to discuss the Commission's architectural approach to development in the VD. The members reviewed proposed Appendix B, Policy regarding Special Permit and Site Plan Requirements in the VD and discussed the proposed application requirements. Mr. McDermott agreed to incorporate the revisions discussed by the members into a redraft, with the intent that the Commission will review the redraft at its next meeting.

The following member of the public spoke: Jess DiPasquale. He commended the Commission on its work and withdrew his petition to amend the Zoning Regulations and the Zoning Map to avoid redundancy as he believes that the Commission's vision is consistent with his proposal.

APPROVAL OF MINUTES: AUGUST 2, 2021

Hearing no comments, the Commission accepted the Minutes of August 2, 2021.

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

9:57 p.m. Meeting adjourned

Submitted by: AnnMarie Fontana, Admin. Assistant