

TOWN OF WESTON, CONNECTICUT  
ZONING BOARD OF APPEALS HEARING VIA ZOOM

September 28, 2021

MINUTES

Present: Board Members: Chairman, Don Scarborough, Macleod Snaith, Dan Gilbert, Megan Loucas and Alternate, James Low  
Also: Tracy Kulikowski, Land Use Director,

---

Chairman Scarborough opened the Regular Hearing at 7:35 p.m. and Ms. Kulikowski read the Legal Notice into the record.

Mr. Moran and Ms. Richardson recused themselves from the application.  
Ms. Kulikowski noted that Mr. Snaith has listened to the prior meeting recording, reviewed all the materials and is a full voting member.

CONTINUED: 67 OLD REDDING ROAD, owner, ASPETUCK VALLEY COUNTRY CLUB, INC., Map 25, Block 7, Lot 4, Variance to Sections 341.4C and 341.4D of the Weston Zoning Regulations to convert existing tennis court into a parking area that would be setback approximately 22 feet from the front lot line.

Bob Miller, Geoffrey Walsky and Bill Leavy, architect, were in attendance representing AVCC. Mr. Leavy explained that he submitted the site plan of all the parking areas at the club. The tennis courts are the only place that could fit more parking spaces and you cannot see the tennis courts from the street. Mr. Miller noted that membership is up significantly since 2020 and there are currently at capacity at 415 families. Mr. Snaith stated that he came up with 208 existing parking spots and with the additional 36 there would be a grand total of 244. Mr. Scarborough noted that they also have employees that need to park. Discussion ensued.

Ms. Kulikowski then explained that the additional parking spots does not bring the club into compliance, it brings them closer to conformity. It is a pre-existing, nonconforming condition and Planning & Zoning is looking at revising the parking requirements. In response to a question posed by Mr. Low, Mr. Miller stated that they don't have another area on the site to add any additional parking. Mr. Walsky stated that using the existing hardscape with the tennis court wouldn't be affecting any trees or wetlands.

Discussion continued.

Mr. Snaith questioned whether they explored a different parking policy with limiting the number of cars per family. Mr. Miller stated that they have explored that but they have a lot of elderly members that might be affected negatively.

Margaret Wirtenberg, commented that she would be in favor of the proposal if she were on the Zoning Board of Appeals.

Hearing no further discussion or public comment Mr. Gilbert made a motion to close the public hearing and Mr. Low seconded. All in favor, the motion carried (5-0).

Deliberations:

Mr. Low commented that his first impression was that this was a matter of convenience alone and not a hardship, but now understands the issue and adding more spaces brings them more into conformity. Ms. Loucas stated that she went to the site, and the only other option she saw would be a little area that she indicated on the plan, but it would not add much. She noted that would increase compliance in one area but increase the non-compliance in another. Mr. Snaith commented that he looked at the site and you cannot see the proposed parking area from the road and that it is an effective use of the land. Mr. Gilbert commented that satisfying the needs of the members makes lot of sense, but if you look at the Supreme Court case, it is illegal. Mr. Low noted that the use is already there, they are just asking to change from one use to another. Mr. Scarborough commented that the space that is already there is not benefiting anyone and could be changed into a benefit without changing the nature of the land.

MOTION:

Mr. Scarborough made a motion to approve the application for a variance to Sec. 363(f), Sec. 341.4(c) and (d) to repurpose a tennis court to 36 spaces based on bringing the applicant closer to conformity and Mr. Snaith seconded. The motion was voted on and carried (4-1 [Gilbert]).

APPROVAL OF MINUTES:

Mr. Low made a motion to approve the Minutes from August 24, 2021 and Ms. Loucas seconded. All in favor, the motion carried (5-0).

MOTION TO ADJOURN:

Mr. Gilbert made a motion to adjourn and Mr. Low seconded. All in favor, the meeting adjourned at 8:27 p.m.

Respectfully submitted,

Delana Lustberg  
Board Secretary

Date Approved: