

**Board of Selectmen
Regular Meeting Agenda
January 6, 2022 at 7.30 pm**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89153929377?pwd=Q3BNdjlBOUI2Wko3aFhrZmxXYUozdz09>

Webinar ID: 891 5392 9377

Passcode: 106019

Join by phone: 646 558 8656

Meeting held remotely due to Covid

- 1. Call to order**
- 2. Pledge of Allegiance**
- 3. Executive Session with Ira Bloom regarding pending litigation**
- 4. Update on Covid from Health District Director Mark Cooper**
- 5. Hire of Vicente Miguel Ugalde-Osorio as Building Maintainer effective immediately**
- 6. Authorization for Weston to opt out of State Accessory Dwelling Unit provisions**
- 7. Update on Altice Broadband upgrades from Altice representative Esme Lombard**
- 8. Reappointment of Chris Kimberly to the Historic District Commission for a term to end December 31, 2026**
- 9. Reappointment of Mark Harper as the Animal Control Officer for a term to end December 31, 2022**
- 10. Interview of David Felton for appointment to the Facilities Optimization Committee**
- 11. Interview of Carolyn Hill for appointment to the Marketing Committee**
- 12. Interview Al Fazi for for appointment to the Veterans Affairs Committee**
- 13. Interview Bill Fusco for appointment to the DEI Advisory Committee**
- 14. Interview of Michael Reiner for appointment to the Planning and Zoning Commission**
- 15. Interview of Harvey Luft for appointment to the Conservation Commission**
- 16. Interview of Mary Francios for appointment to the Conservation Commission**
- 17. Interview of Ruth Glazer for appointment to the Board of Ethics**
- 18. Interview of Ruth Glazer for appointment as Justice of the Peace**
- 19. Approval of the unapproved minutes from the Board of Selectmen Special Meeting on December 17, 2021**
- 20. Adjournment**

Draft Motions for the Jan 6th BOS Regular Meeting

1. Call to order: No motion.
2. Pledge of Allegiance: No motion.
3. Executive Session with Ira Bloom regarding pending litigation: I move to enter into executive session with Ira Bloom and Jonathan Luiz to discuss pending litigation
4. Update on Covid from Health District Director Mark Cooper: No motion.
5. Hire of Vicente Miguel Ugalde-Osorio as Building Maintainer effective immediately: I move to hire Vicente Miguel Ugalde-Osorio as Building Maintainer effective immediately.
6. Authorization for Weston to opt out of State Accessory Dwelling Unit provisions: I move that Weston opt out of the Accessory Apartment and Parking Provisions of Public Act 21-29.
7. Update on Altice Broadband upgrades from Altice representative Esme Lombard: No motion.
8. Reappointment of Chris Kimberly to the Historic District Commission for a term to end December 31, 2026: I move to reappointment William "Chris" Kimberly to the Historic District Commission for a term to end December 31, 2026.
9. Reappointment of Mark Harper as the Animal Control Officer for a term to end December 31, 2022: I move to reappoint Mark Harper as the Animal Control Officer for a term to end December 31, 2022.
10. Interview of David Felton for appointment to the Facilities Optimization Committee: No motion.
11. Interview of Carolyn Hill for appointment to the Marketing Committee: No motion.

12. Interview Al Fazi for for appointment to the Veterans Affairs Committee: No motion.
13. Interview Bill Fusco for appointment to the DEI Advisory Committee: No motion.
14. Interview of Michael Reiner for appointment to the Planning and Zoning Commission: No motion.
15. Interview of Harvey Luft for appointment to the Conservation Commission: No motion.
16. Interview of Mary Francois for appointment to the Conservation Commission: No motion.
17. Interview of Ruth Glazer for appointment to the Board of Ethics: No motion.
18. Interview of Ruth Glazer for appointment as Justice of the Peace: No motion.
19. Approval of the unapproved minutes from the Board of Selectmen Special Meeting on December 17, 2021: I move to approve the unapproved minutes from the Board of Selectmen Special Meeting on December 17, 2021, as presented.
20. Adjournment: No motion.

- 1. Call to order: No motion.**
- 2. Pledge of Allegiance: No motion.**
- 3. Executive Session with Ira Bloom regarding pending litigation: I move to enter into executive session with Ira Bloom and Jonathan Luiz to discuss pending litigation**
- 4. Update on Covid from Health District Director Mark Cooper: No motion.**
- 5. Hire of Vicente Miguel Ugalde-Osorio as Building Maintainer effective immediately: I move to hire Vicente Miguel Ugalde-Osorio as Building Maintainer effective immediately.**



APPLICATION FOR EMPLOYMENT

The Town of Weston is an Affirmative Action/Equal Opportunity Employer

The Town of Weston ("Town") considers applicants for all positions without regard to race, color, religion, age, creed, sex, marital status, pregnancy, sexual orientation, citizenship status, the presence of non-job-related medical conditions or disabilities, veteran status, or any other legally protected class.

Instructions: Please complete this application form in its entirety, including specific dates where requested. Failure to provide all required information may result in your application being disapproved. A resume may be attached but is not a substitute for completing the application form in its entirety. Please print or type your responses.

Date of Application: 01/19/21	Position: Grantskeeper/General Temporary Building Maintainer/Custodian
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PERSONAL INFORMATION

1st Last Name Vicente	Last First Name Ugalde	Middle Name or Initial M.
Address Number 38 Ohio Ave.	Street Norwalk	City CT
State 06351	Zip Code	
Home Phone #:	Cell Phone #: (203) 856-9742	
Email Address:		
Best time of day to contact you:		

AVAILABILITY

Check all that apply:

Schedule:	<input checked="" type="checkbox"/> Full-Time <input type="checkbox"/> Part-Time - please circle: Mornings Afternoons Evenings
	<input type="checkbox"/> Seasonal - Indicate dates available: from ___/___/___ to ___/___/___
	<input type="checkbox"/> Other (explain) _____
Workdays:	<input checked="" type="checkbox"/> Monday <input checked="" type="checkbox"/> Tuesday <input checked="" type="checkbox"/> Wednesday <input checked="" type="checkbox"/> Thursday <input checked="" type="checkbox"/> Friday <input checked="" type="checkbox"/> Saturday <input checked="" type="checkbox"/> Sunday

TOWN OF WESTON EMPLOYMENT HISTORY

Are you currently employed by the Town? Yes No If yes, state current position and Department:

Have you previously worked for the Town? Yes No If yes, state the following:

- Dates of prior Town employment:

- Position held at time of employment separation:

- Reason(s) for separation from Town employment:

EDUCATION HISTORY

Education Level Completed:

- Less than high school High school or equivalent (GED) Technical School
 Some College 2-year College 4-year College Graduate School

High School Information:

High School (name): Lazaro Cardenas.

City/State: Mexico

College Information (list all schools attended):

College attended (name):

City/State:

Major(s):

Degree(s) earned:

Graduate School Information (list all schools attended):

College attended (name):

City/State:

Course of Study:

Degree(s) earned:

Other School/Training (list all schools/programs attended):

School/Program attended (name):

City/State:

Course of Study:

Degree(s)/Certificate(s) earned:

(Attach additional sheets if you attended more schools or received additional degrees or certificates)

EMPLOYMENT HISTORY

Instructions: List all employment positions held by you over the last fifteen years. Begin with your current/most recent position. List all positions separately, even if with the same employer. For each position listed, provide all information requested. If you need additional space to complete your response then attach additional sheets.

1. Employer (Name/City/State):

Employer Phone #:

Position/Job Title: owner / painter

Start Date: 1/2003 End Date: Present

Full-Time Part-Time Per diem Number of hours worked per week: _____

Name & Job Title of Immediate Supervisor: self-employed.

If still employed, may the Town contact your present employer? Yes No

Please list all major duties and responsibilities performed by you in this job:

Paint interior & exterior of houses.
Also, paint businesses.

Reason for Leaving: Still working with business.

2. Employer (Name/City/State): Bagel King in Norwalk

Employer Phone #: ~~Bag~~

Position/Job Title: Baker

Start Date: 1986 End Date: 2003

Full-Time Part-Time Per diem Number of hours worked per week: _____

Name & Job Title of Immediate Supervisor: Benny Veseril

If still employed, may the Town contact your present employer? Yes No

Please list all major duties and responsibilities performed by you in this job:

Reason for Leaving: Better job/employment

3. Employer (Name/City/State):

Employer Phone #:

Position/Job Title:

Start Date: End Date:

Full-Time Part-Time Per diem Number of hours worked per week: _____

Name & Job Title of Immediate Supervisor:

If still employed, may the Town contact your present employer? Yes No

Please list all major duties and responsibilities performed by you in this job:

Reason for Leaving:

4. Employer (Name/City/State):

Employer Phone #:

Position/Job Title:

Start Date: End Date:

Full-Time Part-Time Per diem Number of hours worked per week: _____

Name & Job Title of Immediate Supervisor:

If still employed, may the Town contact your present employer? Yes No

Please list all major duties and responsibilities performed by you in this job:

Reason for Leaving:

5. Employer (Name/City/State):

Employer Phone #:

Position/Job Title:

Start Date: End Date:

Full-Time Part-Time Per diem Number of hours worked per week: _____

Name & Job Title of Immediate Supervisor:

If still employed, may the Town contact your present employer? Yes No

Please list all major duties and responsibilities performed by you in this job:

Reason for Leaving:

6. Employer (Name/City/State):

Employer Phone #:

Position/Job Title:

Start Date: End Date:

Full-Time Part-Time Per diem Number of hours worked per week: _____

Name & Job Title of Immediate Supervisor:

If still employed, may the Town contact your present employer? Yes No

Please list all major duties and responsibilities performed by you in this job:

Reason for Leaving:

SPECIALIZED SKILLS

Instructions: Check skills/equipment that you are able to operate. Attach additional sheets if necessary.

PC/Mac Typewriter Word Processing (e.g., Microsoft Word)

Spreadsheet (e.g., Microsoft Excel) Other: Painting,

Custodial

List any machinery or equipment that you are able to operate:

List additional information about your skills that may be helpful to the Town in considering your application:

REQUIRED LICENSES, CERTIFICATIONS, OR OTHER QUALIFICATIONS

Do you currently have a valid Motor Vehicle Driver's License? Yes No State: _____

Do you currently have a valid Commercial Driver's License (CDL)? Yes No

If you answered "Yes" to the previous question, check all that apply:

Class A Class B Class C CDL License #: _____

Do you have any valid licenses or certificates which authorize you to practice a profession or trade?
(e.g., law, nursing, psychology, plumbing, etc.) Yes No

Name: Willie Turay Title: owner

Business/Co. Name: Handyman Telephone: 203 ⁵¹² ~~3804~~

Address: PO Box 208 Beaumont ~~Bethel~~ CT
Street City State

Relationship to you (e.g., co-worker, supervisor, etc.): General Contractor - contacts w/ my business.

How many years? 15

Are they still employed with the company/business? Yes No

TERMS AND AGREEMENTS

By signing my name on the signature line below, I am certifying:

- That the statements made by me on this application form and attachments, if any, are true and complete to the best of my knowledge, are made in good faith, and are subject to verification as a condition of employment. I understand that intentional falsification of my application materials may result in disqualification of my candidacy or termination of employment;
- That I understand and acknowledge that if offered employment with the Town of Weston, my employment may be subject to and conditioned on my taking and passing a pre-employment physical examination, pre-employment drug screening test and/or a pre-employment background check (e.g., criminal history, education verification, driving history, credit history) (requirements may vary depending on the position);
- That, if I am under the age of 18, I understand and acknowledge that if offered employment with the Town of Weston, my employment is subject to and conditioned on my providing such work permits, or other proof of eligibility to work that is or may be required by law;
- That I understand and acknowledge that, in compliance with federal law, all persons hired for employment with the Town of Weston will be required to verify identity and eligibility to work in the United States and to complete required employment eligibility verification forms upon hire.

I agree to these terms.

I do not agree to these terms.

Vicente [Signature]
 Signature

1/19/2021
 Date

List all professional licenses/certifications currently held:
(Use additional sheets if you require additional space to complete your response.)

Type of License/Certification: _____ License/Cert. #: _____
Issued By: _____ Date Issued: _____ Expiration Date: _____

Type of License/Certification: _____ License/Cert. #: _____
Issued By: _____ Date Issued: _____ Expiration Date: _____

Type of License/Certification: _____ License/Cert. #: _____
Issued By: _____ Date Issued: _____ Expiration Date: _____

REFERENCES

Identify three **professional** references the Town may contact in connection with your employment application.

Name: Jeff Turner Title: homeowner
Business/Co. Name: homeowner/customer Telephone: 2039816398
Address: 69 Old Kings Highway Wilton 06897
Street City State
Relationship to you (e.g., co-worker, supervisor, etc.): customer
How many years? 6 months
Are they still employed with the company/business? Yes No

Name: Georgia Komutik Title: owner
Business/Co. Name: Estates by Georgia Telephone: _____
Address: _____
Street City State
Relationship to you (e.g., co-worker, supervisor, etc.): _____
How many years? 1 year
Are they still employed with the company/business? Yes No

6. Authorization for Weston to opt out of State Accessory Dwelling Unit provisions: I move that Weston opt out of the Accesory Apartment and Parking Provisions of Public Act 21-29.



Jonathan Luiz <jluiz@westonct.gov>

For January 6 Board of Selectment - PA 21-29 Accessory Apt and Parking Opt Out

1 message

Tracy Kulikowski <tkulikowski@westonct.gov>
To: jluiz@westonct.gov, Samantha Nestor <snestor@westonct.gov>
Cc: kedgar@westonct.gov, executiveassistant@westonct.gov

Tue, Dec 14, 2021 at 1:59 PM

Good afternoon Jonathan and Samantha,

On December 6, after the required Public Hearing, the Planning & Zoning Commission voted unanimously (6-0) to opt-out of the Accessory Apartment and Parking provisions of Public Act 21-29

Attached please find the Legal Notice Decision for the Weston Planning & Zoning Commission's December 6, 2021 decision to opt out of the Accessory Apt and Parking provisions of Public Act 21-29, as well as the meeting agenda (so you have the wording you need), and the materials that were and continue to be posted on the Planning & Zoning Commission's page of the Town website.

An abridged version of the Legal Notice will be published in The Norwalk Hour on Wednesday, December 15 (the same day that I am publishing other Land Use board notices), as required by the opt out procedures contained in Section 6 (f) and Section 5 of Public Act 21-29.

To complete the opt out process, the Board of Selectmen must vote, by 2/3 vote, to opt out of Section 6 [Accessory Apartments] and Section 4(d)(9) [Parking] of Public Act 21-29. See 3rd attachment – Sections of Public Act 21-29 Related to Accessory Apartment ADU and Parking Opt-Out Public Hearing 12.6.21.pdf – that I have annotated. My understanding is that the Selectmen intend to discuss the opt outs at its January 6 meeting. These materials are provided to you for the Board of Selectmen packets for that meeting.

The Commission's materials related to the December 6 Public Hearing can be found at the link below:

<https://www.westonct.gov/government/boards-commissions/elected/planning-zoning-commission>

The video of the Commission's December 6 Regular Meeting/Public Hearing can be found at the link below:

<https://vimeo.com/654170023>

Please do not hesitate to contact me if you need any additional information or have any questions. Please note that I will be out of the office on Thursday December 16, and then I will be out of state on vacation from Thursday, December 23 until the afternoon of Thursday December 30. The Land Use Department is closed on Fridays as well.

Thank you,

Tracy

Tracy D. Kulikowski, AICP








Land Use Director

Town of Weston

(203)222-2530

tkulikowski@westonct.gov

7 attachments

-  **PZC Legal Notice Decision Accessory Apt and Parking Opt-Out 12.6.21.pdf**
161K
-  **P&Z Regular Agenda 12.6.2021.pdf**
156K
-  **Sections of Public Act 21-29 Related to Accessory Apartment ADU and Parking Opt-Out Public Hearing 12.6.21.pdf**
3910K
-  **P&Z Summary - New State Law Provisions for Accessory Dwelling Units effective 01.01.22.pdf**
246K
-  **P&Z Summary - New State Law Provisions Limiting Parking Space Requirements.pdf**
230K
-  **P&Z Summary - Potential Reasons to Opt Out of State Law on Accessory Dwelling Units.pdf**
232K
-  **P&Z Summary - Potential Reasons to Opt Out of State Law Limiting Parking Spaces.pdf**
227K

P&Z – REASON TO OPT OUT OF STATE LAWS ON ACCESSORY APARTMENTS

The reason to opt out of the State law on accessory apartments is to provide the opportunity for the Planning & Zoning Commission, with Community input, to craft an accessory apartment regulation that is appropriate for Weston. Weston's current rules differ significantly from the new State statute. Among the questions that the Commission needs to explore are:

1. Do we want to permit detached accessory apartments?
2. Do we want to increase the permitted size of accessory apartments to the lesser of 30% of the net floor area of the principal dwelling or 1,000 square feet?
3. Do we want to regulate the height of accessory apartments independent of our general limitation of 35 feet?
4. Do we want to limit the number of bedrooms in an accessory apartment?
5. Do we want the owner of the principal dwelling to reside in that dwelling, except for temporary absences?
6. Do we want to prohibit short-term rentals of accessory apartments (e.g. AirBnBs?)

Draft 11/30/21

P&Z – REASON TO OPT OUT OF STATE LAW LIMITING REQUIRED PARKING SPACES

Weston should opt out of the State law limiting parking spaces in order to permit Weston to articulate its own rules appropriate to Weston. Until now this provision would have been largely irrelevant, but it may be that in the future, given the possibility that Weston will have multi-family dwellings in Town, and given Weston's transportation situation, the Planning & Zoning Commission will want to have the flexibility to adopt regulations for Weston that differ from State law.



Incorporated 1787

Planning & Zoning Commission

LEGAL NOTICE DECISIONS

Notice is hereby given that, at a regular meeting and a Public Hearing of the Weston Planning & Zoning Commission, held on Monday, December 6, 2021 at 7:15 pm, via Zoom Video Webinar, the Commission voted unanimously to:

Opt out of the accessory apartment provisions contained in Section 6 of Public Act 21-29 (An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and a Commission on Connecticut's Development and Future), in accordance with the opt-out procedure contained in Section 6(f) of PA-21-29.

The reason to opt out of the State law on accessory apartments is to provide the opportunity for the Planning & Zoning Commission, with Community input, to craft an accessory apartment regulation that is appropriate for Weston. Weston's current rules differ significantly from the new State statute. Among the questions that the Commission needs to explore are:

1. Do we want to permit detached accessory apartments?
2. Do we want to increase the permitted size of accessory apartments to the lesser of 30% of the net floor area of the principal dwelling or 1,000 square feet?
3. Do we want to regulate the height of accessory apartments independent of our general limitation of 35 feet?
4. Do we want to limit the number of bedrooms in an accessory apartment?
5. Do we want the owner of the principal dwelling to reside in that dwelling, except for temporary absences?
6. Do we want to prohibit short-term rentals of accessory apartments (e.g. AirBnBs?)

Opt out of the parking provisions contained in Section 4(d)(9) of Public Act 21-29, in accordance with the opt-out procedure contained in Section 5 of Public Act 21-29.

The reason to opt out of the State law limiting parking spaces is in order to permit Weston to articulate its own rules appropriate to Weston. Until now this provision would have been largely irrelevant, but it may be that in the future, given the possibility that Weston will have multi-family dwellings in Town, and given Weston's transportation situation, the Planning & Zoning Commission will want to have the flexibility to adopt regulations for Weston that differ from State law.



Incorporated 1787

Planning & Zoning Commission

The Commission's decision and files are available in the Town Hall Annex, 24 School Rd, Mon – Thurs., 9:00am to 4:30 pm, and on the Planning & Zoning Commission page of the Town of Weston's website: <https://www.westonct.gov/government/boards-commissions/elected/planning-zoning-commission>

Dated December 9, 2021 in Weston, CT by Ken Edgar, P&Z Chairman

To be published on the Town of Weston's website on Tuesday, December 14, 2021, under Legal Notices <https://www.westonct.gov/government/legal-notices>

Abridged notice to be published in The Norwalk Hour on Wednesday, December 15, 2021.



Incorporated 1787

Planning & Zoning Commission

MEETING AGENDA

December 6, 2021

7:15 P.M.

Pursuant to Sections 148-153 of Senate Bill 1202, the meeting will be held by internet and phone.

Join via Internet: <https://us02web.zoom.us/j/84811794714>

Join via Phone: 646-558-8656

Zoom Meeting ID: 848 1179 4714

Passcode: 638375

Applicable documents can be found here:

<https://www.westonct.gov/government/boards-commissions/elected/planning-zoning-commission>

AGENDA

Public Hearing & Discussion/Decision: P&Z proposal to opt-out of the default state law provisions that allow the construction of accessory apartments (also known as ADUs or accessory dwelling units) on lots accompanying single-family homes and that place limits on other conditions of approval, contained in Section 6 of Public Act 21-29 (An Act Concerning the Zoning Enabling Act, Accessory Apartments, etc.), in accordance with the opt-out procedure contained in Section 6(f) of PA-21-29.

Public Hearing & Discussion/Decision: P&Z proposal to opt-out of the default state law provisions that prohibit the P&Z from requiring more than one (1) parking space for each studio or one-bedroom dwelling unit or more than two (2) parking spaces for each dwelling unit with two or more bedrooms, contained in Section 4(d)(9) of Public Act 21-29, in accordance with the opt-out procedure contained in Section 5 of Public Act 21-29.

Discussion con't: New provisions in Public Act 21-29 related to Accessory Dwelling Units and preliminary discussion of potential amendments to Section 345 of the Weston Zoning Regulations, Accessory Apartments

Discussion/Decision: 2022 Meeting Schedule

Approval of Minutes: November 1, 2021

Other Business:

Portions of PA 21-29 related to the P&Z's December 6

Public Hearing:

Section 4(d)(9)

Section 5 and

Section 6



Substitute House Bill No. 6107

Public Act No. 21-29

AN ACT CONCERNING THE ZONING ENABLING ACT, ACCESSORY APARTMENTS, TRAINING FOR CERTAIN LAND USE OFFICIALS, MUNICIPAL AFFORDABLE HOUSING PLANS AND A COMMISSION ON CONNECTICUT'S DEVELOPMENT AND FUTURE.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 8-1a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(a) "Municipality" as used in this chapter shall include a district establishing a zoning commission under section 7-326. Wherever the words "town" and "selectmen" appear in this chapter, they shall be deemed to include "district" and "officers of such district", respectively.

(b) As used in this chapter and section 6 of this act:

(*) (1) "Accessory apartment" means a separate dwelling unit that (A) is located on the same lot as a principal dwelling unit of greater square footage, (B) has cooking facilities, and (C) complies with or is otherwise exempt from any applicable building code, fire code and health and safety regulations;

(2) "Affordable accessory apartment" means an accessory apartment that is subject to binding recorded deeds which contain covenants or

Substitute House Bill No. 6107

comply with the provisions of said section, [.] unless the municipality opts out in accordance with the provisions of subsection (j) of said section;

(6) Prohibit the operation in a residential zone of any cottage food operation, as defined in section 21a-62b;

(7) Establish for any dwelling unit a minimum floor area that is greater than the minimum floor area set forth in the applicable building, housing or other code;

(8) Place a fixed numerical or percentage cap on the number of dwelling units that constitute multifamily housing over four units, middle housing or mixed-use development that may be permitted in the municipality;

(9) Require more than one parking space for each studio or one-bedroom dwelling unit or more than two parking spaces for each dwelling unit with two or more bedrooms, unless the municipality opts out in accordance with the provisions of section 5 of this act; or

(10) Be applied to deny any land use application, including for any site plan approval, special permit, special exception or other zoning approval, on the basis of (A) a district's character, unless such character is expressly articulated in such regulations by clear and explicit physical standards for site work and structures, or (B) the immutable characteristics, source of income or income level of any applicant or end user, other than age or disability whenever age-restricted or disability-restricted housing may be permitted.

(e) Any city, town or borough which adopts the provisions of this chapter may, by vote of its legislative body, exempt municipal property from the regulations prescribed by the zoning commission of such city, town or borough, [;] but unless it is so voted, municipal property shall be subject to such regulations.

ection 4 (d) (9)

(*)

Parking

Substitute House Bill No. 6107

[(b) In any municipality that is contiguous to Long Island Sound the regulations adopted under this section shall be made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound and shall be designed to reduce hypoxia, pathogens, toxic contaminants and floatable debris in Long Island Sound. Such regulations shall provide that the commission consider the environmental impact on Long Island Sound of any proposal for development.

(c) In any municipality where a traprock ridge, as defined in section 8-1aa, or an amphibolite ridge, as defined in section 8-1aa, is located the regulations may provide for development restrictions in ridgeline setback areas, as defined in said section. The regulations may restrict quarrying and clear cutting, except that the following operations and uses shall be permitted in ridgeline setback areas, as of right: (1) Emergency work necessary to protect life and property; (2) any nonconforming uses that were in existence and that were approved on or before the effective date of regulations adopted under this section; and (3) selective timbering, grazing of domesticated animals and passive recreation.]

[(d)] ~~(f)~~ Any advertising sign or billboard that is not equipped with the ability to calibrate brightness or illumination shall be exempt from any municipal ordinance or regulation regulating such brightness or illumination that is adopted by a city, town or borough, pursuant to subsection (a) of this section, after the date of installation of such advertising sign or billboard. [pursuant to subsection (a) of this section.]

Sec. 5. (NEW) (Effective October 1, 2021) The zoning commission or combined planning and zoning commission, as applicable, of a municipality, by a two-thirds vote, may initiate the process by which such municipality opts out of the provision of subdivision (9) of subsection (d) of section 8-2 of the general statutes, as amended by this act, regarding limitations on parking spaces for dwelling units,

Section 5



Parking
Opt-
Out

Substitute House Bill No. 6107

provided such commission: (1) First holds a public hearing in accordance with the provisions of section 8-7d of the general statutes on such proposed opt-out, (2) affirmatively decides to opt out of the provision of said subsection within the period of time permitted under section 8-7d of the general statutes, (3) states upon its records the reasons for such decision, and (4) publishes notice of such decision in a newspaper having a substantial circulation in the municipality not later than fifteen days after such decision has been rendered. Thereafter, the municipality's legislative body or, in a municipality where the legislative body is a town meeting, its board of selectmen, by a two-thirds vote, may complete the process by which such municipality opts out of the provision of subsection (d) of section 8-2 of the general statutes, as amended by this act.

Sec. 6. (NEW) (Effective January 1, 2022) (a) Any zoning regulations adopted pursuant to section 8-2 of the general statutes, as amended by this act, shall:

(1) Designate locations or zoning districts within the municipality in which accessory apartments are allowed, provided at least one accessory apartment shall be allowed as of right on each lot that contains a single-family dwelling and no such accessory apartment shall be required to be an affordable accessory apartment;

(2) Allow accessory apartments to be attached to or located within the proposed or existing principal dwelling, or detached from the proposed or existing principal dwelling and located on the same lot as such dwelling;

(3) Set a maximum net floor area for an accessory apartment of not less than thirty per cent of the net floor area of the principal dwelling, or one thousand square feet, whichever is less, except that such regulations may allow a larger net floor area for such apartments;

(*)
Parking
Opt-Out
Con't.

section 6
(*)
recessory
Apartments
also known
as
ADUs or
accessory
dwelling
units

Accessory
Apartments
con't

(*)

Substitute House Bill No. 6107

(4) Require setbacks, lot size and building frontage less than or equal to that which is required for the principal dwelling, and require lot coverage greater than or equal to that which is required for the principal dwelling;

(5) Provide for height, landscaping and architectural design standards that do not exceed any such standards as they are applied to single-family dwellings in the municipality;

(6) Be prohibited from requiring (A) a passageway between any such accessory apartment and any such principal dwelling, (B) an exterior door for any such accessory apartment, except as required by the applicable building or fire code, (C) any more than one parking space for any such accessory apartment, or fees in lieu of parking otherwise allowed by section 8-2c of the general statutes, (D) a familial, marital or employment relationship between occupants of the principal dwelling and accessory apartment, (E) a minimum age for occupants of the accessory apartment, (F) separate billing of utilities otherwise connected to, or used by, the principal dwelling unit, or (G) periodic renewals for permits for such accessory apartments; and

(7) Be interpreted and enforced such that nothing in this section shall be in derogation of (A) applicable building code requirements, (B) the ability of a municipality to prohibit or limit the use of accessory apartments for short-term rentals or vacation stays, or (C) other requirements where a well or private sewerage system is being used, provided approval for any such accessory apartment shall not be unreasonably withheld.

(b) The as of right permit application and review process for approval of accessory apartments shall require that a decision on any such application be rendered not later than sixty-five days after receipt of such application by the applicable zoning commission, except that an applicant may consent to one or more extensions of not more than an

Accessory
Apartments
con't.

(*)

Substitute House Bill No. 6107

additional sixty-five days or may withdraw such application.

(c) A municipality shall not (1) condition the approval of an accessory apartment on the correction of a nonconforming use, structure or lot, or (2) require the installation of fire sprinklers in an accessory apartment if such sprinklers are not required for the principal dwelling located on the same lot or otherwise required by the fire code.

(d) A municipality, special district, sewer or water authority shall not (1) consider an accessory apartment to be a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless such accessory apartment was constructed with a new single-family dwelling on the same lot, or (2) require the installation of a new or separate utility connection directly to an accessory apartment or impose a related connection fee or capacity charge.

(e) If a municipality fails to adopt new regulations or amend existing regulations by January 1, 2023, for the purpose of complying with the provisions of subsections (a) to (d), inclusive, of this section, and unless such municipality opts out of the provisions of said subsections in accordance with the provisions of subsection (f) of this section, any noncompliant existing regulation shall become null and void and such municipality shall approve or deny applications for accessory apartments in accordance with the requirements for regulations set forth in the provisions of subsections (a) to (d), inclusive, of this section until such municipality adopts or amends a regulation in compliance with said subsections. A municipality may not use or impose additional standards beyond those set forth in subsections (a) to (d), inclusive, of this section.

(f) Notwithstanding the provisions of subsections (a) to (d), inclusive, of this section, the zoning commission or combined planning and zoning commission, as applicable, of a municipality, by a two-thirds

Section 6(f)
Accessory
Apartment
Opt-Out

(*)

Accessory
Apartment
Opt-Out
con't.

(*)

Substitute House Bill No. 6107

vote, may initiate the process by which such municipality opts out of the provisions of said subsections regarding allowance of accessory apartments, provided such commission: (1) First holds a public hearing in accordance with the provisions of section 8-7d of the general statutes on such proposed opt-out, (2) affirmatively decides to opt out of the provisions of said subsections within the period of time permitted under section 8-7d of the general statutes, (3) states upon its records the reasons for such decision, and (4) publishes notice of such decision in a newspaper having a substantial circulation in the municipality not later than fifteen days after such decision has been rendered. Thereafter, the municipality's legislative body or, in a municipality where the legislative body is a town meeting, its board of selectmen, by a two-thirds vote, may complete the process by which such municipality opts out of the provisions of subsections (a) to (d), inclusive, of this section, except that, on and after January 1, 2023, no municipality may opt out of the provisions of said subsections.

Sec. 7. Subsection (k) of section 8-30g of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(k) The affordable housing appeals procedure established under this section shall not be available if the real property which is the subject of the application is located in a municipality in which at least ten per cent of all dwelling units in the municipality are (1) assisted housing, (2) currently financed by Connecticut Housing Finance Authority mortgages, (3) subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income, (4) mobile manufactured homes located in mobile manufactured home parks or legally approved accessory apartments, which homes or

10/6/21

P&Z – NEW PROVISIONS APPLICABLE TO ACCESSORY APARTMENTS
(EFFECTIVE 1/1/22)

General Summary of New Provisions

1. Accessory apartments (“ADUs”) must be provided as of right on each lot that contains a single-family dwelling. (This would cover nearly all developed lots in Weston.)
2. ADUs can’t be required to be “affordable.”
3. ADUs must be permitted to be detached or part of the principal dwelling.
4. The maximum permissible size of an ADU cannot be less than 30% of the net floor area of the principal dwelling or 1,000 square feet, whichever is less.
5. Zoning regulations must provide for setbacks, lot size and building frontage less than or equal to those applicable to the principal dwelling.
6. Zoning regulations must provide for height, landscaping and architectural design standards that do not exceed standards applicable generally to single-family dwellings.
7. Zoning regulations cannot require:
 - a passageway between the ADU and the principal dwelling
 - an exterior door for an ADU, unless required by the fire or building code
 - more than one parking space for an ADU
 - a familial, marital or employment relationship between occupants of the ADU and the principal dwelling
 - a minimum age for occupants of the ADU
 - separate utility billings for utilities otherwise connected to the principal dwelling
 - periodic renewals of ADU permits
8. Zoning regulations must be interpreted and enforced consistent with:
 - applicable building code requirements
 - the ability of the Town to prohibit AirBnBs
 - other reasonably-applied requirements applicable to wells or private sewage systems
9. Approval of an ADU application cannot be conditioned on correction of a nonconforming use, structure or lot.
10. The Town cannot require fire sprinklers in an ADU if they are not required in the principal dwelling.
11. The Town cannot impose any standards on ADUs other than those set forth above.
12. Opt-Out Provisions:
 - the P&Z Commission, by 2/3 vote, may start the opt-out process, if:
 - a. it holds a public hearing on the proposed opt-out
 - b. takes its vote within the time period prescribed by law
 - c. states on its records the reason for its decision

- d. publishes notice of its decision in the newspaper not more than 15 days after its decision
- the Board of Selectmen, by 2/3 vote, can complete the opt-out process.
(This must occur, to be valid, prior to 1/1/23.)

For comparison: ADU Requirements Currently Imposed by our Regulations

1. An ADU must be located in the main dwelling and, to the extent possible, be designed so that the building continues to appear to be a single-family residence.
2. The ADU must have a safe means of entrance and exit, and a basement ADU must have at least two separated exits and proper ventilation.
3. The floor space of an ADU cannot exceed 25% of the entire floor area of the dwelling, or be greater than 800 square feet.
4. The owner of the residence must occupy the main section of the residence except for bona fide temporary absences. In no case may the main dwelling and the ADU be rented simultaneously.

Clearly, the current Regulations do not comply with the new State law requirements.

Principal Areas of Discussion that might warrant separate ADU requirements for Weston:

1. Do we want to permit detached ADUs?
2. Do we want to increase the permitted size of ADUs to those permitted by the statute? (30% of the principal dwelling or 1,000 square feet)
3. Do we want to further regulate the height, setbacks or landscaping requirements applicable to ADUs?
4. Do we want to require ADUs to be "affordable?"
5. Do we want to limit the number of bedrooms in an ADU?
6. Do we want the owner of the main dwelling to reside there except for temporary absences?
7. Do we want ADUs to be dedicated to senior housing?
8. Any other areas that should be discussed?

The ultimate question posed is therefore whether the Commission should commence the process of opting out in order to craft ADU requirements specific to Weston, or whether the Commission is comfortable with the provisions set forth in the new State law described above.

P&Z – NEW PROVISIONS REGULATING PARKING SPACES

Summary of New Provisions

Effective October 1, 2021, State law has been amended to provide that a municipality cannot require more than one parking space for each studio or one-bedroom dwelling unit or more than two parking spaces for any dwelling unit with two or more bedrooms.

A municipality may opt out of these new rules if the Planning & Zoning Commission, by a two-thirds vote, initiates the process by:

1. Holding a public hearing on the proposed opt-out
2. Taking its vote within the time period prescribed by law
3. Stating on its records the reason for its decision
4. Publishing notice of its decision in the newspaper not more than 15 days after its decision

The Board of Selectmen, by a two-thirds vote, may complete the opt-out process.

Parking Requirements Current Imposed by our Regulations

The only relevant provision of our current regulations is limited in scope to the Village District, and requires that within that District no more than one parking space can be required for a one-bedroom dwelling and no more than two parking spaces can be required for a dwelling with two or more bedrooms.

7. Update on Altice Broadband upgrades from Altice representative Esme Lombard: No motion.



Executive Assistant <executiveassistant@westonct.gov>

Fwd: [EXTERNAL] RE: External E-mail - Re: [EXTERNAL] Fiber-to-the-Home Project - Weston

1 message

Jonathan Luiz <jluiz@westonct.gov>
To: Executive Assistant <executiveassistant@westonct.gov>

Mon, Dec 27, 2021 at 11:21 AM

Please print and place in my hallway mailbox. Thank you!

----- Forwarded message -----

From: **Esme Lombard** <Esme.Lombard@alticeusa.com>
Date: Thu, Dec 23, 2021 at 1:15 PM
Subject: [EXTERNAL] RE: External E-mail - Re: [EXTERNAL] Fiber-to-the-Home Project - Weston
To: Jonathan Luiz <jluiz@westonct.gov>
Cc: Samantha Nestor <snestor@westonct.gov>

Absolutely!

Looking forward to it.

Happy holidays.

Best,

Esme

From: Jonathan Luiz <jluiz@westonct.gov>
Sent: Tuesday, December 21, 2021 2:44 PM
To: Esme Lombard <Esme.Lombard@AlticeUSA.com>
Cc: Samantha Nestor <snestor@westonct.gov>
Subject: External E-mail - Re: [EXTERNAL] Fiber-to-the-Home Project - Weston

[External Email]

Caution: This email originated outside of Altice USA. Please do not click links or attachments unless you recognize the sender and know the content is safe.

Thanks, Esme.

We had previously planned to have you join the BOS at its Jan 6th regular meeting for the purpose of educating them about Altice's recent activities in Weston as well as future activities. Could we dis us this item then?

On Tue, Dec 21, 2021 at 11:54 AM Esme Lombard <Esme.Lombard@alticeusa.com> wrote:

Good Afternoon First Selectwoman Nestor,

Happy holidays. I wanted to take a moment to provide you with the enclosed proposal for one cabinet in the public right-of-way that will bring high speed fiber to Weston and its residents.

I have enclosed a one-pager about Altice and its engagement in Connecticut and the communities we serve. I look forward to the opportunity to work with you and your administration on issues that impact Weston.

Altice USA is building a next-generation fiber-to-the-home (FTTH) network capable of delivering broadband speeds of up to 10 Gbps across its footprint, including in Weston. Altice USA will extend fiber deeper into its existing hybrid fiber coax (HFC) network and leverage cutting-edge and proprietary technologies developed by Altice Labs, the company's global research and development arm, to create its state-of-the-art system. This full-scale initiative reflects Altice's investment in technology and innovation across the globe and reinforces its commitment to its Optimum residential and business customers.

The FTTH buildout in Weston involves the placement of cabinets in the public right-of-way (PROW) to service the residents. Once the location is conceptually approved by leadership, Altice will send out notices to the surrounding properties. The abutters notice process gives residents 30-days to provide feedback on the location and ask questions about the proposed technology. Once the 30-day time period is up, Altice will apply for all necessary permits with the Towns Department of Public Works to begin deployment of fiber.

I have enclosed the following proposed location in your municipality for your review and consideration. I have also included two photos of existing cabinets that are similar to the ones being proposed. I welcome the opportunity to meet with you to discuss the proposed location and the project anytime.

Cabinet#	Cabinet Location:
108/CT50DD	Steep Hill Rd x-st Tannery Ln S. Between poles # 575, 574 Lat. 41.2181 Long. -73.3579

Municipal Impact of All-Fiber Networks

The Altice Fiber-to-the-Home project will provide the below positive impacts to customers in Weston:

- Increased Home Values: Access to gigabit FTTH connections can increase a home's valuation by up to 3.1%. This home value increase is equivalent to adding a fireplace, just under half the value of a bathroom or a quarter of a swimming pool to one's home.
- Increased municipal revenue: A 2014 study produced by the Fiber Broadband Association (formerly known as the FTTH Council) found higher per capita GDP (1.1%) in communities where gigabit Internet was available.
- This amounted to approximately \$1.4 billion in additional GDP for the 14 gigabit communities analyzed in this study over other similarly situated communities without gigabit access.
- Community Development: A FTTH network helps municipalities in their competition to attract new businesses, industries, and talent.
- Forward thinking companies are attracted to communities that not only have bandwidth for today's applications but are futureproofed for tomorrow's jobs and economic growth.
- Fiber connectivity encourages businesses to stay, grow and become more productive, and attracts new businesses particularly in high-tech industries.
- Competitive Advantage: Fiber-fed communities create a competitive advantage over regions without strong fiber networks by:
 - Attracting new businesses and industries such as advanced manufacturing, contact centers to data centers.
 - Nurturing tech startups and home-based businesses that will provide tomorrow's jobs.
 - Providing better education and health care for residents; and
 - Delivering government services more efficiently and engage citizens in government.

Altice USA is looking forward to building a state-of-the-art fiber-optic network to benefit the residential and business community in Weston.

If you have any questions, please call me at 203-919-0896 or email me at: Esme.Lombard@alticeusa.com.

Kind Regards,

Esmé

Esmé Lombard

Sr. Director Government Affairs

Altice USA

28 Cross Street

Norwalk, CT 06851

(203) 919-0896 – Cell

Esmé.Lombard@AlticeUSA.com

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Caution: This email originated outside of Altice USA. Please do not click links or attachments unless you recognize the sender and know the content is safe.

Sincerely,
Jonathan Luiz
Weston Town Administrator

- 8. Reappointment of Chris Kimberly to the Historic District Commission for a term to end December 31, 2026: I move to reappointment William “Chris” Kimberly to the Historic District Commission for a term to end December 31, 2026.**

- 9. Reappointment of Mark Harper as the Animal Control Officer for a term to end December 31, 2022: I move to reappoint Mark Harper as the Animal Control Officer for a term to end December 31, 2022.**

- 10. Interview of David Felton for appointment to the Facilities Optimization Committee: No motion.**

David R. Felton

21 Ridge Road, Weston, Connecticut 06883 | p: (203) 807-8686 | e: david@felton.net

Summary

David Felton is the owner of Canaan Technology, a Managed Service Provider (IT Services) which he founded in 2002. Canaan Technology provides Proactive IT Services such as Cloud Hosting, Cybersecurity, Business Continuity, Disaster Recovery, VoIP (Telephone), and Surveillance Camera Solutions to Small and Medium Businesses, Municipalities, Schools, and Non-profit Organizations throughout Connecticut. David holds a bachelor's degree in Communications and Criminal Justice from the University of Hartford.

David is a disciplined problem solver with the ability to consider elements of an issue that are not necessarily obvious; seek-out opinions from both like-minded and dissimilar peers; and collaborate with people that have an opposing position.

David's responsibilities at Canaan Technology include development and execution of the Company's strategy, day-to-day management, identifying and evaluating new products and services, and working closely with clients and staff during the entire project lifecycle, including Initiation, Planning, Implementation, and Transitioning to day-to-day support. Under David's leadership, Canaan Technology has received numerous recognitions including CRN's NextGen three consecutive years, and CRN's Managed Service Provider 500 which recognizes the top technology providers and consultants in North America whose forward-thinking approach to providing managed services is changing the landscape of the IT channel.

Prior to founding Canaan Technology, David held management level positions in the IT field at the University of Hartford, Yale University, the Hamden Public Schools, and several privately held companies.

Throughout his career, David has made it a priority to maintain his proficiency with emerging technologies and trends. David's tenacity for troubleshooting and deep understanding of technology is recognized by manufacturers, vendors, peers, and clients. He is frequently called upon by trade publications to provide expert commentary and analysis of technology industry trends and events.

David is married, has two children, a Little League Coach, an avid Yankees Fan, and has taught technology classes for both College Students and Adult Education.

11. Interview of Carolyn Hill for appointment to the Marketing Committee: No motion.

Contact

www.linkedin.com/in/carolyn-hill-6560a75 (LinkedIn)
www.carolynreps.com (Company)

Top Skills

Lead Generation
Digital Media
Advertising

Honors-Awards

Things I Don't Walk to Talk About

Carolyn Hill

Board Member at Association of Independent Commercial Producers
New York

Summary

A consultant who packages brand and advertising projects for film industry professionals. The results are brand sponsored content my clients create. IF YOU HAVE A QUESTION - PLEASE REACH OUT. I WANT to connect with you. I have clients who can help you create ASSETS not just marketing materials that can earn real engagement with consumers. I often assemble highly technical and complicated production projects.

Specialties: VFX, Animation, Feature directors, Design, Live Action, International Production, Special Effects, Archival Footage, and Graphics.

Experience

Carolyn Reps

Carolyn Reps - President

1998 - Present (24 years)

New York, New York

I represent Live directors via Backyard Productions and Saville Productions. I just executive produced a Live Stream show for Meta (FB) via Take 2 Productions. I am a Live Stream expert & consultant. For animation and graphics - Linetest Animation, Two Fresh Creative, and VFX Zoic Studios for brand sponsored projects including commercials, AR, AI, data visualization, brand integration projects. Production Service Network (PSN) for location services and production support all over the world. Saville Productions also does branded entertainment and documentary work. Take 2 Productions for remote, hybrid and live streaming projects. Massive Music/Songtradr for original music, new musicians and licensing. I am an expert in putting together complicated projects. I also do international consulting and have helped to arrange production around the world in countries such as Kazakhstan, Austria, Germany, Australia, Japan, Portugal, Poland, Malaysia, Mexico, Uruguay, Canada, Spain, Turkey, Czech Republic, Malaysia, the UK, the Netherlands,

and France. I have presented at conferences and in agencies and clients.
Book your virtual screening today !

Association of Independent Commercial Producers

Board Member

January 2016 - Present (6 years 1 month)

Greater New York City Area

I sit on the Board of the AICP in New York as part of the East Coast chapter. I attend board meetings, help plan events & town halls as well as act as a liaison in the business for new concerns and challenges as advertising and the communications business evolves.

Production Service Network

US Sales Agent/ Production Consultant

March 2016 - Present (5 years 11 months)

Shepherding US projects with international production needs to vetted service companies throughout the globe.

Rhythm & Hues

Independent Sales Representative

January 2006 - March 2012 (6 years 3 months)

El Segundo, CA

Represented six-time Oscar winning studio for commercial and branded projects as their only contractor in New York City. R+H created projects for me including Nasonex, Wells Fargo, Robitussin, Nissan, and much more.

Curious Pictures

Independent Sales Representative

May 2005 - May 2011 (6 years 1 month)

New York, NY

Represented animators and directors. Created commercials and advertising content for brands like Campbell's, Aflac, Accenture, Dannon, Carrabba's, Hall's, AJ Wright, and many others.

Brand New School

Independent Sales Representative

January 1999 - January 2001 (2 years 1 month)

New York, NY

Represented new motion design company in their first year.

Education

Syracuse University

BA, English/Magazine Journalism

Columbia University in the City of New York

Master of Fine Arts - MFA, Poetry · (2001 - 2003)

**12. Interview Al Fazi for for appointment to the
Veterans Affairs Committee: No motion.**

12-2-2021

To: Samantha Nestor, First Selectwoman

From: Alan A. Fazi, 20 Cannondale Road, Weston, Ct 06883

Ref: Town of Weston Veterans Affairs Committee

I would like to be considered for an appointment to the Town of Weston Veterans Affairs Committee.

I have recently moved from Ridgefield to Weston and am now a Registered Voter, (Democrat), and Tax Payer in the Town of Weston.

My possible qualifications to serve on the Committee:

- 1. First and foremost, I am a Disabled Vietnam Veteran. I was Honorably Retired, due to disability, from the U.S. Army after having served in Viet Nam in 1969 and 1970.**
- 2. I like to give back to the Community I live in. While in Ridgefield, I was appointed and served for over 20 years on the Town of Ridgefield Golf Committee as a Member and as Recording Secretary. The main purpose of the Committee was to advise the Board of Selectmen on all phases of operations at the Town Golf Course. I am familiar with local as well as Statutory Procedural Requirements for Town Committees.**
- 3. Prior to my retirement, my last employment for over 30 years was as Owner of a Residential Custom Remodeling Company. Skills I utilized while running the business involved Human Resources, Budgeting, Designing and Planning, Supervision, Record Keeping as well as Project Cost Analysis.**
- 4. After the Military, I employed by the State of Connecticut Labor Department for 15 years. My last position was Office Manager, managing over 50 individuals who were responsible for finding suitable employment and or training for unemployed individuals.**

I have 3 years of college. I do not have a degree.

I look forward to having an opportunity to contribute to the Weston Community.

I am available for interview at your convenience.

Sincerely yours,

Al Fazi

203-788-3323

alfazi@att.net

**13. Interview Bill Fusco for appointment to the
DEI Advisory Committee: No motion.**

William Fusco
21 Old Farm Road
Weston, CT 06883

To Whom it May Concern:

I am writing to express my interest in appointment to the Weston Diversity Equity & Inclusion Advisory Committee. My wife and I are new to Weston but have local roots, growing up in Redding and Wilton respectively. I appreciate your consideration and am eager for the opportunity to help my town.

For the last ten years I have lived in New York City; first in Harlem, then Brooklyn. The Neighborhoods I called home were among the most diverse in the world and the contrast to my Connecticut hometown was stark, they gave me a new appreciation of how valuable diversity is to a community's culture and spirit. More importantly, living there forced me to reevaluate what makes a community a good home.

My wife and I recently welcomed our first child into our lives causing me to reflect on my own upbringing. I want my daughter to learn and grow in an environment rich with worldview-breaking art and opportunity for cultural awareness. I don't want her to have to wait as long as I did to experience the spirit of living within a cohesion of diversity. I would like to be a part of making Weston the perfect place to raise my daughter.

Thank you,
William Fusco

WILLIAM A. FUSCO

EDUCATION

University of Connecticut School of Business

Storrs, CT

Storrs, CT

Master of Business Administration (MBA)
Concentration: Marketing Intelligence

May 2012

Loyola University Maryland

Baltimore, MD

Bachelor of Arts (BA)
Concentration: Economics, Political Science

May 2008

Universiteit van Amsterdam – HES School of Economics and Business

Amsterdam, Netherlands

Multicultural Exchange Program
Concentrations: International Communications, Cultural Diversity

Spring term 2007

EMPLOYMENT

Concord Restoration

New York, NY

2012 – Present

2012 – Present

Chief Operations Manager

- Acted as Vice President of all business operations
- Prepare and evaluate project cost benefit analysis
- Create project budgets and schedules

Connecticut Center for Entrepreneurship & Innovation

Hartford, CT

Business Development Consultant, Market Research Analyst

2011 - 2012

- Elected head consultant; Managed all team operations
- Developed roll-out strategies and business plans for venture capitalists and angel investors

ADDITIONAL INFORMATION

Boy Scouts of America - Eagle Scout

- Completed over 500 hours of community service
- Organized and led a 300 man-hour community service project to restore a dilapidated historical cemetery

wafusco@gmail.com

21 Old Farm Rd. Weston, CT 06883

(203) 313-2911

14. Interview of Michael Reiner for appointment to the Planning and Zoning Commission: No motion.

Hi Sara –

Thanks very much for your reply. Insofar as I am a co-founder of my own business for nearly 25 years...I don't have a "formal" resume"...however...I hope the following will suffice.

I am very much the person I am as a result of how and where I grew up....about which I have already provided (per my earlier email). So, we'll take it from there!

My professional background...includes more than 40 years of business experience, currently (and for the last 20+ years) as a partner of a wholesale sourcing/product development/importing company that I started with my spouse, Erica, in 1997.
Previous employment....

Elfa Corp. (subsidiary of Elfa of Sweden)	President	1986 – 1996
Hirsch USA (subsidiary of Hirsh Austria)	National Sales Director	1978 – 1986

Other volunteer experiences... include positions on a variety of nonprofit organization committees. I currently serve on the Weston Conservation Commission and the (Weston) DTC.

My education includes a B.S. in Industrial & Labor Relations from Cornell University.

Thank you for your consideration,

Sincerely,

Michael Reiner

Michael Reiner
187 Steep Hill Road
Weston CT 06883

From: Sara Beer [mailto:executiveassistant@westonct.gov]

Sent: Tuesday, March 30, 2021 12:29 PM

To: mreiner@r-i-inc.com

Cc: Samantha Nestor <snestor@westonct.gov>; MARTIN MOHABEER <martinmohabeer@mac.com>

Subject: Re: Weston DEI Advisory Committee

Hi Michael,

Thanks so much for your email and for your interest in joining the DEI Advisory Committee. Please could you send me your resume.

Thanks,
Sara

15. Interview of Harvey Luft for appointment to the Conservation Commission: No motion.

Contact

www.linkedin.com/in/harvey-luft-6082b644 (LinkedIn)

Top Skills

Equities
Investment Banking
Venture Capital

Certifications

General Securities Principal, Series 24
General Securities Representative, Series 7
Registered Options Principal, Series 4
General Securities Sales Supervisor, Series 8
Interest Rate Options, Series 5

Harvey Luft

Director, Investment Banking
United States

Summary

Initially registered in 1980, Harvey has had a long and varied career. Having worked as a Broker, Branch Manager, Investment Banker, and Partner he has helped each one of the firms he has worked at building their capacity and the capacity of their employees. Harvey's Investment Banking specialties include helping companies find, raise and efficiently utilize their capital as well as assist in strategic planning. Harvey's registrations include Series 7, 9,24,63, 79 as well as Municipal Bond and Options Principal.

Experience

Network 1 Financial Securities
Director
October 2015 - Present (6 years 4 months)

Halcyon Cabot Partners, Ltd
Managing Director
September 2011 - September 2015 (4 years 1 month)

ICM Capital Markets LTD
Senior Managing Director
September 2010 - October 2011 (1 year 2 months)

Brill Securities
Senior Vice President
January 2009 - September 2010 (1 year 9 months)

Aegis Capital
Managing Director
January 2007 - February 2009 (2 years 2 months)

Oppenheimer & Co.
Senior Vice President
March 2005 - January 2007 (1 year 11 months)

Education

University at Albany, SUNY

Bachelor's degree, Economics, Finance · (1973 - 1977)

16. Interview of Mary Francois for appointment to the Conservation Commission: No motion.

Mary Welch Francois

73 Kellogg Hill Road, Weston, CT 06883 (615) 417-4629
francois.maryw@gmail.com

Juris Doctor

University of Iowa College of Law, 2005

B.A. English

University of Iowa, 1997

Experience and Employment

Board of Trustees, Weston Public Library, Weston, MA. 2018-2019. Elected position managing financial and operating decisions for the Weston Public Library, actively engaged in the process of planning and opening the Art and Innovation Center as a branch of the Weston Public Library.

Real Estate Sales Associate, Berkshire Hathaway HomeServices Commonwealth. Licensed Real Estate Agent actively engaged on behalf of buyers and sellers. 2018-2019.

AWAKE TN, 2012-2104, treasurer and founding board member of non profit organization advocating for legislation benefiting women and children at the state level.

Campaign Staff, Tennessee State Senate race, 2013-2014, responsible for fundraising, volunteer recruitment and support and special events.

Campaign Manager, Nashville Metro Council at Large, 2011.

Ravenwood Studios, small business owner and maker.

Assistant Attorney General for the State of Tennessee, Criminal Justice Section, 2008. Appellate attorney, representing the State of Tennessee in post conviction appeals.

Hall, Booth, Smith and Slover, 2005-2008. Litigation attorney, responsible for all phases of discovery and motions practice, including court appearances. Accountable for case management, client contact and management, interaction with co-counsel and opposing counsel, oral and written argument.

Research Assistant to Jonathan Carlson, University of Iowa College of Law. 2003-2005. Responsible for research assignments regarding status and engagement of nations in a variety of international treaties and organizations.

Moot Court Board, University of Iowa College of Law, responsible for the Jessup problem and competition for the class of 2006.

17. Interview of Ruth Glazer for appointment to the Board of Ethics: No motion.

18. Interview of Ruth Glazer for appointment as Justice of the Peace: No motion.

Ruth Karfiol Glazer
14 Nimrod Farm Road
Weston, CT 06883
(203) 246-3633
rkglazer123@gmail.com

EXPERIENCE

JD ADVISOR LLC, Weston, CT

Founder and President, 2008-Present

- Strategic Planning and Restructuring
- Electronic Billing Guidance/Auditing of Legal Invoices
- Legal Advice and Representation

CREDIT SUISSE, New York, NY

Vice President and Strategic Counsel, 2000-2008

Strategy/Business Experience:

- Trained in Six Sigma efficiency methodology
- Created technology transfer program for patentable firm inventions
- Implemented electronic invoicing system and strategic management functions

Legal/Regulatory Experience:

- Created standard form contracts for intellectual property group
- Developed department policy for hiring temporary employees; policy adopted for firm-wide use; performed legal training seminars

AMERICAN TRUCKING ASSOCIATION, INC., Alexandria, VA

General Corporate Counsel and Vice President for Strategic Planning, 1998-99

Legal Experience:

- Structured joint ventures for multi-million dollar marketing and sales initiatives
- Negotiated agreements for intranet, marketing, endorsements and intellectual property
- Ran board meetings and performed corporate secretary function; managed in-house and outside counsel

Business Experience:

- Created new business models to lower operating costs, develop new products and increase membership
- Led business development team for joint ventures and new internal profit centers

RUTGERS UNIVERSITY, New Brunswick and Newark, NJ

Corporate Liaison and Intellectual Property, 1998

- Established and oversaw university based start-up companies
- Developed domestic and international marketing and educational programs to promote university technology to industry
- Managed corporate liaison activities for the university
- Supervised activities of senior intellectual property associates
- Special projects manager for complex business and licensing transactions

LAW FIRM ASSOCIATE

Bryan Cave LLP, New York, NY and Washington, DC, 1994-97

Reboul, MacMurray, Hewitt, Maynard & Kristol, New York, NY, 1992-94

EDUCATION

Columbia University School of Law, New York, NY: JD 1992

Columbia College, Columbia University, New York, NY: BA 1988

The Bronx High School of Science

PROFESSIONAL ACTIVITIES

Admitted to the Bars of New York State, the State of Connecticut, and the District of Columbia

Working knowledge of German

19. Approval of the unapproved minutes from the Board of Selectmen Special Meeting on December 17, 2021: I move to approve the unapproved minutes from the Board of Selectmen Special Meeting on December 17, 2021, as presented.

**Board of Selectmen
Special Meeting Minutes
Friday, December 17, 2021 10:30 AM**

1. **Call to order:** First Selectwoman Nestor called the meeting to order at 10.30am. Also in attendance were Selectwoman Jenner, Selectman Mohabeer, Town Administrator Jonathan Luiz and town residents.
2. **Pledge of Allegiance:** Mr. Luiz led in the recitation of the Pledge of Allegiance.
3. **Approval of objectives/goals worksheet:** First Selectwoman Nestor explained the process the Board of Selectmen utilized to develop a list of priorities. Selectwoman Jenner suggested that the roads project be deleted and only listed in the current projects category. The other members of the Board concurred. She also questioned a couple of the ratings and the timeline and possibility of getting to the lower ranking goals. Mr. Luiz said he would double check his math on the ratings. Selectwoman Jenner suggested under the fiscal goal an objective about avoiding raising taxes. Selectman Mohabeer expressed his agreement. First Selectwoman Nestor said that it would be helpful for the Board to revisit this once they have gone through the Budget process to see how things pan out. She explained that a flat budget is aspirational but it is hard to achieve. Selectman Mohabeer moved that the Board of Selectmen adopt those objectives presented with scores of 7 and higher with the changes suggested. This was seconded by Selectwoman Jenner. The motion carried unanimously.
4. **Reappointments to various appointed Boards, Committees and Commissions:** First Selectwoman Nestor gave a brief overview of the reappointment process. Selectwoman Jenner asked a number of questions concerning the political make-up of the various Boards and Commissions. A breakdown of certain boards was provided by Mr. Luiz and Executive Assistant, Sara Beer. First Selectwoman Nestor explained that interviews will be happening in January for the various vacant seats. Selectman Mohabeer asked about the term of Town Attorney Ira Bloom, Mr. Luiz provided background into this. Selectwoman Jenner moved and Selectman Mohabeer seconded to make the following appointments:
 - Facilities Optimization Committee: Rick Bertasi, Gayle Weinstein, Denise Harvey, Tony Pesco, Steven Ezzes, Rone Baldwin, Richard Wolf and Ken Edgar for a term to end September 30, 2022
 - Commission on Aging: Richard Wolf, Alison McElhone, Donald Grumaer and Fran Goldstein for a term to end December 31, 2023
 - Board of Ethics: Ruth Israely and Sarah Grigerick for a term to end December 31, 2023
 - Legal Counsel: Ira Bloom Esq with a term to end June 30th 2022.
 - Marketing and Communications Committee: Agata Tria for a term to end December 31, 2023
 - Veterans Affairs Committee: Jon Dillon for a term to end December 31, 2023
 - Weston Bicycle & Pedestrian Committee: Walter Shanley and Bill Lomas for a term to end December 31, 2021
 - Lachat Town Farm Commission: Erica Reiner for a term to end December 31, 2024
 - Westport Weston Health District: Catherine Revzon for a term to end December 31, 2024
 - Board of Assessment Appeals (Alt): Marina Coprio for a term to end December 31, 2025
 - Conservation Commission: Michael Reiner, James Smith, Holly Charlesworth and Robert Turner for a term to end December 31, 2025
 - Library Board: Anne Hunt, Amy Kidwall Sanborn, Barbara Groves, Richard Ross and Lori Goertz for a term to end December 31, 2025
 - Parks and Recreation Commission: Mark Crowley, Ed Bello and Michael Schramm for a term to end December 31, 2025

- Historic District Commission: Leona Peiffer for a term to end December 31, 2026

The motion carried unanimously.

5. **Appointment of Nicci Wiese as a permanent member to the Sustainable Weston Committee for a term ending December 31, 2022.** Selectman Mohabeer moved to appoint Nicci Wiese as a permanent member to the Sustainable Weston Committee for a term ending December 31, 2022. Selectwoman Jenner seconded this. The motion carried unanimously.

6. **Update on Covid case numbers and transmission rate:** First Selectwoman Nestor provided an update on the current surge in COVID numbers. She discussed the following historical numbers year over year:
- From December 1 to December 16, Weston added 57 new cases, an increase of nearly 8 percent of total cases in 16 days. For the week ending December 1, the county's average of daily new cases per 100K was 18.7, about 176 new cases each day of the week; and
 - For the week ending December 16 the county's average of daily new cases per 100K rose to 56.8, about 536 new cases each day of the week, more than three times as many.

First Selectwoman Nestor also provided the numbers for Weston's current vaccination numbers. She encouraged everyone to get vaccinated and wear their masks, to avoid large group settings indoors.

7. **Discussion/decision to join the national opioid settlements:** Selectwoman Jenner recused herself from this topic. Selectman Mohabeer moved that the Town of Weston participate in the opioid Settlements, per Town Attorney approval. First Selectwoman Nestor seconded this. The motion carried 2 -0
8. **Discussion/decision to hire Dr. Tom Failla as Conservation Planner:** Mr. Luiz gave background information into this position saying that this is a key and vital position in the town. The Board of Selectmen asked Mr. Failla questions regarding his role. Mr. Failla answered all questions. Selectwoman Jenner moved to hire Dr. Tom Failla as Conservation Planner, effective January 1, 2022. Selectman Mohabeer seconded this. The motion carried unanimously.
9. **Discussion/ Decision to authorize a tax sale:** First Selectwoman Nestor and Mr. Luiz explained what a tax sale is as well as the process involved. Selectman Mohabeer moved to authorize a tax sale on delinquent real estate tax accounts that are at least \$50,000 delinquent at the time of the tax sale and at least three years delinquent. This was seconded by Selectwoman Jenner. The motion carried unanimously.
10. **Discussion/ Decision to authorize a supplemental appropriation of \$3,521 for the Registrar of Voters budget:** Selectwoman Jenner moved to authorize a supplemental appropriation of \$3,521 for the Registrar of Voters budget. Selectman Mohabeer seconded this. The motion carried unanimously.
11. **Discussion/ Decision to authorize a supplemental appropriation for emergency road repairs on Newtown Turnpike and Valley Forge Road:** First Selectwoman Nestor introduced John Conte, Director of Public Works and asked him to provide more information on these repairs. Selectwoman Jenner asked whether there was warning signage posted. Mr. Conte said that cones have been set up, but that he would like to get approvals and start this project as soon as possible. Mr. Luiz went into more detail on resident notifications and explained that the Town will do it's best to apply for a FEMA reimbursements if and when they become available. Selectwoman Jenner moved to authorize a supplemental appropriation of \$283,015 for emergency road repairs on Newtown Turnpike and Valley Forge Road. Selectman Mohabeer seconded this. The motion carried unanimously.

12. **Update on the Calvary Road Bridge project:** First Selectwoman Nestor and Mr. Luiz provided an update on the Calvary Road Bridge project delays and other details. He said he has been in communication with neighboring residents and other town residents. 80% of the costs of this Bridge construction are being covered by the state.
13. **Approval of tax refunds totaling \$13,833.77:** Selectman Mohabeer moved to approve tax refunds totaling \$13,833.77, as presented. Selectwoman Jenner seconded this. The motion carried unanimously.
14. **Approval of the unapproved minutes from the Board of Selectmen Special Meetings held October 7, 2021, October 8, 2021, November 15, 2021, November 29, 2021, December 2, 2021 and December 6, 2021.:** Selectman Mohabeer moved to approve the unapproved minutes from the Board of Selectmen Special Meetings held on October 7, 2021 and October 8, 2021. First Selectwoman Nestor seconded this. The motion carried 2-0 with Selectwoman Jenner abstaining. Selectwoman Jenner moved to approve the unapproved minutes from the Board of Selectmen Special Meetings held on November 15, 2021, November 29, 2021, December 2, 2021 and December 6, 2021. Selectman Mohabeer seconded this. The motion carried unanimously.
15. **Adjournment:** Selectwoman Jenner moved to adjourn at 12.27pm. Selectman Mohabeer seconded this. The motion carried unanimously.

Minutes submitted by: Sara Beer, Executive Administrative Assistant

20. Adjournment: No motion.