

**PLANNING & ZONING COMMISSION
MEETING MINUTES
JANUARY 10, 2022; 7:15 P.M.
HELD VIRTUALLY VIA INTERNET AND PHONE**

Present virtually: Ken Edgar, Chairman; Sally Korsh, James Carlon, Richard Wolf, Megan Loucas and Alexander Burns

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.

Receipt of Application: Application for Modification of Special Permit, Aspetuck Valley Country Club, 67 Old Redding Road, On-Course Restroom Facility Near Green for 13th Hole [Peter Romano, Landtech and Renaud Ammon, AVCC General Manager] [22-01]: Mr. Edgar recused himself from this portion of the meeting. Ms. Korsh acknowledged receipt of the applications. Ms. Kulikowski mentioned that this was an amendment to their original special permit. Ms. Loucas moved to receive the application for Modification of Special Permit, Aspetuck Valley Country Club, 67 Old Redding Road, On-Course Restroom Facility Near Green for 13th Hole [Peter Romano, Landtech and Renaud Ammon, AVCC General Manager] [22-01]. Ms. Korsh seconded this. The motion carried unanimously. (5-0) with Mr. Edgar not present.

Discussion con't: Discussion of potential amendments to the Weston Zoning Regulations, including in particular, Accessory Apartments: Mr. Edgar rejoined the meeting. He explained that the Board of Selectmen had voted to Opt out of the amendment and the Weston has officially opted out. He mentioned a number of items that need to be discussed, regulations in sections 345, 350 and 370, Airbnb's, a standardization of the regulations, as well as recommending an Architectural Review Board. Mr. Edgar then presented a comparison document for ADUs of surrounding towns. The Commission discussed the pros and cons and potential impact of the sizing and number of bedrooms allowed. Mr. Edgar mentioned that owners would have to live in either the ADU or main dwelling. Permits would be applied for via town staff for the most part. Airbnb's would not be allowed for short term rental i.e., whether that is daily or weekly. Ms. Korsh asked if there should be a short term rental regulations for ADUs and principal dwellings or if they fall into the same category. Ms. Kulikowski mentioned that the current regulations do permit boarders. Ms. Korsh made clear that only one ADU be permitted per property.

Discussion: Appointment of Architectural Review Board: Mr. Edgar mentioned appointing a three person Architectural Review Board and saying that this should formed before the need arise. Ms. Loucas has reached out to her contacts on this. Mr. Edgar read from the State Statute where it states that the local review board can appoint members, he also mentioned the minority rule saying that this needs further review.

Election of Chairman and Vice-Chairman pursuant to Section 6.3(b) of the Town Charter: Mr. Edgar nominated Ms. Korsh to be the next Chair. Mr. Wolf seconded the nomination. The vote passed 5-0 with Ms. Korsh abstaining. Ms. Korsh thanked Mr. Edgar for his many years of service and leadership on the Commission. Ms. Korsh nominated Jim Carlon for Vice Chair. Mr. Burns seconded the nomination. The vote passed 6-0.

Approval of Minutes: December 6, 2021: Mr. Edgar moved to approve the minutes of the December 6, 2021. Ms. Korsh seconded this. The motion carried unanimously. (6-0)

Other Business: no further business.

Adjourned at 8.30pm.

Minutes submitted by: Sara Beer, Executive Administrative Assistant.

UNAPPROVED