

PLANNING & ZONING COMMISSION REGULAR MEETING MINUTES
AUGUST 2, 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]

7:16 p.m. Chairman Edgar called the meeting to order.

REQUEST FOR WAIVER TO SECTION 3.10.4 OF THE SUBDIVISION REGULATIONS TO PERMIT LOT 21 OF THE OLD HILL FARMS SUBDIVISION, OLD FARM ROAD (MAP 2 BLOCK 5 LOT 8) TO HAVE DRIVEWAY ACCESS ON OSBORN FARM ROAD FOR ACCESSIBILITY PURPOSES [JACLYN TYLER, PRINCIPAL, NEXUS CREATIVE DESIGN] [21-08]

Tom Nelson, Professional Engineer at McChord Engineering Associates, representing the property owner, came before the Commission, to request a waiver to Section 3.10.4 of the Subdivision Regulations, which states, in part, that any subdivision's permanent dead-end road shall serve no more than twelve lots. Tracy Kulikowski, Land Use Director, clarified that the agenda item should read Section 3.10.4 in lieu of 3.10.2 of the Subdivision Regulations. Lot 21 of the Old Hill Farms Subdivision is the vacant corner lot on Old Farm Road and Osborne Farm Road and the property owner is requesting driveway access from Osborn Farm Road. Twelve lots currently have access onto the Osborn Farm Road/Grey Fox Lane dead-end road system and the property owner's request would make Lot 21 the thirteenth lot served on Osborn Farm Road. The members reviewed a preliminary site plan, prepared by McChord Engineering, for a proposed house and driveway access from Osborn Farm Road. Mr. Nelson discussed the steep slopes along Old Farm Road that would require significant excavation in order to cut a driveway and that having a driveway access from Osborn Farm Road is likelier a safer option since the slopes appear to be more modest and would create less overall site impact. Jaclyn Tyler, Architect at Nexus Creative, joined the discussion and explained that the property owner has a family member whose medical condition requires the use of a wheelchair and that for handicapped accessibility reasons and topographic conditions, having the driveway access Osborn Farm Road rather than Old Farm Road is preferred in order to make the house ADA compliant. She discussed the preliminary design of the proposed house with access from the garage to an ADA accessible first floor and that the steep slopes along Old Farm Road could impact this design. The members asked questions and a discussion ensued with Mr. Nelson and Ms. Tyler. Chairman Edgar commented that all criteria, as specified in Section 3.14 Waivers of the Subdivision Regulations, must be met for the Commission to consider a waiver. He stated that the design of the driveway access depicted on the preliminary site plan is a concept plan and gave his opinion that a waiver should be granted to a more specific and permanent construction plan. Richard Wolf stated that he visited the site and the surrounding properties and observed potentially steeper slopes on the surrounding properties than those on Lot 21. He read Section 3.14.1.a. which states that the granting of a waiver requires that the natural or physical conditions of the site do not apply generally to other land in the vicinity and that, as such, all the provisions for the granting of a waiver may not be definitively met. Chairman Edgar suggested that the applicant provide the Commission with a specific design for the site and demonstrate that all criteria necessary for the granting of a waiver have been met. The applicant agreed to continue the discussion at the Commission's next meeting.

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DISCUSSION/DECISION: SET PUBLIC HEARING DATE FOR 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]

Chairman Edgar made a motion that the Commission convene a Public Hearing on September 8, 2021, 7:15 p.m. for the Petition to Amend the Zoning Regulations and the Zoning Map to create a Central Village District Overlay Zone on properties 48 Norfield Road 46 Norfield Road and 176 Weston Road. Seconded by Sally Korsh. Hearing no further discussion and roll call vote, all in favor, the motion carried (6-0).

PLANNING FOR THE VILLAGE DISTRICT – A CONVERSATION WITH MARK COOPER, DIRECTOR OF HEALTH, WESTPORT WESTON HEALTH DISTRICT, VINCENT MCDERMOTT, PRINCIPAL LANDSCAPE ARCHITECT, SLR AND KEN KLEBAN, PRINCIPAL, KLEBAN PROPERTIES

Chairman Edgar introduced the speakers and announced that Vincent McDermott of SLR has replaced Mike Zuba who recently left the consulting firm. The speakers provided the Commission with insight on possible challenges to the proposed Village District [VD] with respect to water supply and septic. Mr. McDermott and Mr. Cooper discussed the feasibility and requirements of water and sewage disposal in a commercial district. Mr. Kleban discussed possible opportunities and challenges to the proposed VD from the perspective of a commercial developer. The Commission and the speakers discussed mixed-use development, affordable housing and commercial uses in the proposed VD.

APPROVAL OF MINUTES: JULY 6, 2021 AND JULY 19, 2021

Hearing no comments, the Commission accepted the Minutes of July 6, 2021 and July 19, 2021.

OTHER BUSINESS:

The Commission discussed the personnel change at SLR and gave positive remarks with regard to Mr. McDermott's level of expertise.

Richard Wolf made a motion that the Commission adjourn the meeting. Seconded by Chairman Edgar. All in favor, the motion carried (6-0).

8:55 p.m. Meeting adjourned

Submitted by: AnnMarie Fontana, Assistant