

**PLANNING & ZONING COMMISSION  
MEETING MINUTES  
March 7, 2022; 7:15 PM  
HELD VIRTUALLY VIA INTERNET AND PHONE**

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**Present virtually:** Sally Korsh, Chair; Ken Edgar, James Carlon, Richard Wolf, Megan Loucas, Alexander Burns and Michael Reiner

**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. Chairwoman Korsh called the meeting to order.**

**Receipt of Application: Application for Modification of a Subdivision Approval, 11 & 15 Ridge Road, Lots 4 and 3, Imperial Bridge Subdivision [Peter Romano, LANDTECH and Eli Watchtel, owner] [22- 02]** Pete Romano, Principal of Land Tech, showed renderings and architectural drawings of vacant lot 11 Ridge Road. Mr. Romano explained that owner Mr. Watchtel approached him asking what the potential is for utilizing the emergency access road as a driveway to Norfield Road. Mr. Romano explained that, as proposed, the emergency access way will stay intact as well as well-maintained while still servicing lot 15. Ms. Korsh asked how this would impact the vacant lot? Mr. Romano explained that there is currently no activity on the lot and no current plans, and the intent right now is to keep it vacant. Mr. Edgar made a motion to receive the application, Mr. Carlon seconded. The motion carried (7-0)

**Discussion: Draft of potential amendments to the Accessory Apartment regulations, Section 345 (Apartments) of the Weston Zoning Regulations** Ms. Korsh provided documents for member review that serve as a continued exploration for an attempt to explore housing diversity in town. Ms. Korsh submitted the existing Apartment Regulations Section 345 as well as a new draft apartment regulation to all members to open discussion on both in-dwelling and detached apartments in Weston. Mr. Wolf requested to identify homes that currently have accessory apartments to understand how Accessory Dwelling Units (ADU's) impact the town, at least for the senior population. Mr. Wolf requested to keep square footage at the current 800 to see what feedback is received from the public. Mr. Wolf then discussed the one bedroom restriction and if any extra space in a floor plan, such as an office, den, etc. can be considered an additional room requiring septic capacity to be increased. Ms. Kulikowski confirms that if there are additional rooms on a floor plan with a door on the same level as a bathroom, it is considered a bedroom which affects the septic requirements.

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Ms. Loucas said that it is important to look at square footage as a detached unit is going to have its own dedicated mechanical space and system while an attached space can share. Additionally, 800 square feet is not very functional and it may not be worth people's time and energy. Mr. Wolf asked if the space does have an additional room, what enforcement / control we have to make sure it's not turned into another bedroom. Ms. Loucas explained that there are really no options for enforcement. Mr. Reiner stated that if the regulations limit ADU's to a one bedroom, we have to assume regulations will be followed. Mr. Edgar commented that if an owner is making modifications to create a two bedroom, they would need a permit, which they wouldn't receive if they are not in compliance; this assumes they apply for a permit before making modifications. Mr. Edgar also agreed that a slight liberalization to 900 square feet instead of 800, does not trouble him. Mr. Carlon commented that Weston's population has been basically flat for about the last two years and is looking forward to public feedback on the issue.

Ms. Kulikowski stated she has been in contact with neighboring towns about their ADU regulations and will continue to reach out. Mr. Wolf explained that he is in favor of ADU's; they are a good opportunity for the town to have additional housing variety. Mr. Wolf questioned that before we meet with the public, do we have a consensus on the ADU's and the affordable housing issue? How does the commission fit into that? Ms. Korsh answered that with respect to ADU's, if we were to come up with an affordability requirement, we are taking control of housing for a parent/ or other family member who may not qualify. Affordability requirements also require the homeowner to make a commitment on their deed as well as some type of compliance monitoring by the town. The smaller units would make them inherently more affordable. Mr. Edgar added if ADUS were required to be affordable, it would actually discourage construction of ADU's in town by denying, for example, a family member who may be not eligible. Mr. Edgar questioned if it is a viable option to build a stand-alone ADU of 800 square feet rather than a second floor. Ms. Loucas replied that financially, an above garage unit may make more practical sense rather than a stand-alone 800 square foot ADU. Mr. Edgar commented that a second floor apartment would be subject to overall height restriction of 35 feet, rather than the 25 feet height requirement for a stand-alone ADU, limiting what you can put on top of a garage. Mr. Reiner commented that homeowners of a mid-size one story home are more limited as to what their options are, as a result of the relatively lower height of their residence, which would make them less able to take

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advantage. Ms. Korsh suggested seeing what the community thinks of 900 square feet which would be a 100 square foot increase. Discussion ensued.

Mr. Edgar made a motion to set a public hearing on the proposed amendment to Section 345 for May 2, 2022. Mr. Reiner seconded, the motion carried (7-0).

**Discussion con't: Appointment of Architectural Review Board.** Ms. Kulikowski stated that she has researched which neighboring towns are using an individual qualified consultant to handle their architectural review board matters. She is gathering names of architects from surrounding communities and will have further discussions with them.

**APPROVAL OF MINUTES: February 7, 2022**

Hearing no comments, the commission accepted the minutes of February 7, 2022.

**Other Business:** None

Mr. Edgar made a motion that the Commission adjourn the meeting, Mr. Reiner seconded. All in favor, the motion carried (7-0)

9:30 P.M. Meeting adjourned

Submitted by: Marina Zegarelli, Assistant

