

PLANNING & ZONING COMMISSION MEETING MINUTES

June 6, 2022; 7:15 PM

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Present: Sally Korsh, Chair; James Carlon, Kenneth Edgar, Megan Loucas, Alexander Burns, Michael Reiner, Richard Wolf

Also Present: Tracy Kulikowski, Land Use Director, members of the public

Ms. Korsh called the meeting to order at 7:15 p.m.

Discussion/Decision: Set Public Hearing Date of July 11, 2022, for Application for Subdivision Approval, 11 Wampum Hill Road [11 Wampum Hill Holdings LLC, Owner, Peter Olson, Attorney] [22-08]. Mr. Edgar questioned if the subdivision affects more than one town. Ms. Kulikowski stated that the property is in Weston, adjacent to Wilton, and proper notification would need to be received by both towns. Ms. Kulikowski stated she will consult the applicants for the next meeting. Mr. Edgar made a motion to set a public hearing date of July 11, 2022, with the caveat of further clarification of Weston/Wilton property issues and Ms. Loucas seconded. All in favor, the motion carried (7-0).

Public Hearing cont. and Discussion/Possible Decision: Proposal to Amend the Accessory Apartment Regulation, Section 345 (Apartments) of the Weston Zoning Regulations, A (also known as Section 240-34 of the Weston Town Code) [22-05]. Mr. Wolf commented on the need for building rental structures for diversity of housing in Weston. He added that with two acre zoning, diversity of housing will exist in smaller accessory structures with a single story. Mr. Wolf also commented it is important to involve design professionals who are knowledgeable about the landscape of Weston. Ms. Loucas presented a comparison document of ADU regulations of a surrounding town. The Commission discussed the importance of a uniform regulation that would address each individual property neutrally. Ms. Korsh confirmed the consensus of the Commission to have a limitation of 25 feet in height for a detached apartment and no event more than 35 feet in height. Ms. Kulikowski read a letter from a resident of 139 Good Hill Road in Weston with concerns about a two-story barn on her property. Ms. Korsh confirmed the barn would need to comply with the adopted Zoning Regulations. Michael Chad Hoepfner, Weston resident, asked for details on existing structures under the new regulations and if the number of approved ADUs can be limited in one year. He also suggested if approved, to have a shorter look back time than the proposed two years. Ms. Korsh responded that the idea of ADUs is to provide a diversity of housing and agreed the two-year review period can be shortened. Mr. Edgar made a motion to close the public hearing and Mr. Burns seconded. All in favor, the motion carried (7-0). Mr. Edgar responded to Mr. Hoepfner's concern, stating existing structures can currently be out of compliance with the Regulations, and he also presented the challenges of limiting the number of approved ADUs. Ms. Loucas suggested further discussion on existing structures being modified and permitted as ADUs. The Commission discussed the height requirements pertaining to two story ADUs. Mr. Wolf suggested defining two story requirements over the two-year look back time. Ms. Korsh confirmed the one story limit should not be essential as long as it is limited in size by the main dwelling and absolutely capped in height. Mr. Carlon asked for a consensus on limiting ADUs for the first year to existing buildings only. Ms. Korsh responded that in her opinion limiting existing buildings might not be a necessity. The

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Commission reviewed the Draft Proposed Accessory Apartment Regulations. Additional discussion ensued.

Mr. Edgar made a motion that the proposed Accessory Apartment Regulation, Section 345, as amended, be adopted by the Commission. Ms. Korsh seconded. Upon further discussion, Ms. Loucas raised Section 345.2C: “Apartments detached from the main dwelling must be shorter than the main dwelling, must be no more than one story and not exceed more than 25 feet in height.” The Commission continued to analyze and discuss and adjust the language and requirements of the proposed Regulations. Hearing no further discussion , a roll call vote was conducted. All in favor, the motion carried (7-0).

Ms. Korsh made a motion to set the effective date for revised Section 345 to June 20, 2022. Mr. Edgar seconded. All in favor, the motion carried (7-0). Ms. Korsh suggested a lookback period of no less than 6 months for a first status update.

Discussion cont.: Appointment of Architectural Review Board

Ms. Korsh and Ms. Kulikowski will continue to develop this matter.

Discussion cont.: 2022 Proposed State Legislation

Ms. Kulikowski summarized the budget implementation bill as well as the extension of remote meetings and outdoor dining.

Approval of Minutes: May 2, 2022

Mr. Edgar made a motion to approve the minutes and Mr. Carlon seconded. All in favor, the motion carried (7-0).

8:57 p.m. Meeting Adjourned

Submitted by: Marina Zegarelli, Assistant