

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

Present virtually: Sally Korsh, Chairwoman; 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.

Public Hearing & Discussion/Decision: 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 was recused from this portion of the meeting. Ms. Korsh introduced Peter Romano from Lantech who showed renderings and architectural drawings and explained the specifics of the proposed plans explaining that there will be no plumbing or running water of any kind. Ms. Korsh asked about access to the building. Mr. Ammon explained that there would be a key code entry to the building as well as a security camera. Mr. Wolf asked about the state building code for running water etc. for a bathroom. Mr. Romano explained that no potable water is required. Ms. Loucas asked if there were any lighting plans, Mr. Romano answered that no the building would only be used in the day.

Comment was heard from:

Mr. Cooperman: lives on the 12th hole by the green, asked whether the architects and manager had visited other golf estates, and whether they had noticed any odor coming from those buildings. Mr. Ammon explained that there would be no odor coming from the building and that is the case in other golf courses they had visited.

Margaret Wirtenberg: former member of the Weston Planning and Zoning Commission. She mentioned that the bathrooms as Bisceglie Park were the same as the one proposed

Mr. Burns moved to close public hearing. Ms. Loucas seconded this. The motion carried (6-0)

Mr. Burns moved to approve the application for the 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. Wolf Seconded this. The motion carried (6-0)

Discussion con't: Discussion of potential amendments to the Weston Zoning Regulations, including in particular, Accessory Apartments and Short-Term Rentals: Ms. Korsh provided a recap of the current status of the Zoning Regulations. She said fundamentally the question is whether we want to work

within existing buildings or whether there was interest in allowing detached buildings. Mr. Reiner asked what the current public opinion was with regards to detached buildings. Ms. Korsh said that there was a need for alternate housing in Weston, which has been partially addressed with the Village District which will allow multifamily dwellings and apartments. She mentioned that there had been no official polling of the community, however there would be a public hearing before revelations are passed. Mr. Edgar briefly went over the recent Affordable Housing Plan which encompasses the district and the limitations on the sizing of Accessory Dwelling Apartments (ADU's). There was much discussion surrounding ADU's and the potential impacts upon the town. Mr. Wolf said that he is not comfortable without a better understanding of the current detached ADU's in town. Ms. Loucas suggested looking at similar towns for data like this. Mr. Burns mentioned data from other towns and looking at how ADU's impacted school systems and looking at the schools and current enrolment rates etc. Mr. Wolf was against this idea saying that we should research our own town. Mr. Carlon said that even if they had that data, how could they infer who would use the proposed ADU's? Mr. Edgar mentioned the difficulty in obtaining this information, both internal and external ADU's that predate any regulations and are of all shapes and sizes. Ms. Korsh mentioned finding out about our surrounding towns, how many ADU's they have and asked Ms. Kulikowski to look into this information. Jessie Schwartz, Weston resident and member of the Sustainable Weston Committee mentioned that the Sustainable Weston committee was working towards the silver accreditation and that one of the parameters to achieving this was for affordable housing units in the town, based on the updated regulations. She said that she would send through the guidelines. There was a discussion around the sizing limits for accessory apartments with Ms. Loucas taking exception to the affordability and carbon footprint of a one bedroom 900 sqft apartment saying that two bedrooms would suit this need better. There was a question on the need for a larger septic tank, Ms. Kulikowski said that the septic tank would potentially need to be larger. Ms. Schwartz asked if it was still necessary for the owner to reside on the property if they have an ADU, Mr. Edgar answered that yes, this was still a requirement.

Discussion: Appointment of Architectural Review Board: Ms. Loucas gave an update on her reach out to the Architectural Review Board, saying that she had not received much of a response. She will continue to her reach out efforts. Ms. Kulikowski went into Charter requirements saying that the minority rule is necessary, the BOS would need to create this board by ordinance and appoint the Board would need to meet the requirements in the charter. The Planning and Zoning commission could also designate the Architectural Review Board as the consultant for the applications. Ms. Kulikowski mentioned surrounding towns with Village Districts using consultants or different consultants for each application. She will get back to the commission with details from the surrounding towns.

Approval of Minutes: January 10, 2022 and October 27, 2021: The draft minutes from January 10, 2022 and October 27, 2021 were accepted.

Mr. Edgar moved to adjourn at 9.04pm. Ms. Loucas seconded this. The motion carried unanimously.

Minutes submitted by: Sara Beer, Executive Administrative Assistant.