

PLANNING & ZONING COMMISSION
MEETING MINUTES
July 11, 2022; 7:15 P.M.
HELD VIRTUALLY VIA INTERNET AND PHONE

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Present: Sally Korsh, Ken Edgar, Alex Burns, James Carlon and Michael Reiner

Also Present: Tracy Kulikowski, Land Use Director

Ms. Korsh called the meeting to order at 7:20PM

Discussion/Decision: Request for 90 day extension pursuant to CGS Section 8-25 to file the approved Subdivision Map for the Daniel Offut Subdivision [approved May 2, 2022, 2023] Ms. Kulikowski gave an overview on statute requirements allowing for two (2) 90-day extensions. She explained the applicant is applying for a 90-day extension to have November 2022 as a deadline. Ms. Kulikowski confirms the 90-day extension needs to be granted by the Commission. Mr. Edgar made a motion to grant a 90-day extension pursuant to CGS Section 8-25 to extend the filing date for the approved Subdivision Map for the Daniel Offutt Subdivision to November 23, 2022; Mr. Reiner seconded. All in favor, the motion carried (5-0).

Public Hearing and Discussion/Decision: Application for Subdivision Approval, 11 Wampum Hill Road [11 Wampum Hill Holdings LLC, owner, Peter Olsen, Attorney] [22-08]

Ms. Kulikowski read the Notice of Public Hearing into the record for the Commission. Attorney Peter Olsen, on behalf of the property owner and applicant, briefly explained the plan for a two (2) lot subdivision. The lot is a little over five (5) acres in size with an existing antique house and a small cottage with its own septic system, which will be on proposed Lot 1. Mr. Olsen showed a recorded property map outlining the town boundaries in Wilton and Weston. The parcel of land being discussed tonight for subdivision is located entirely in Weston with no portions located in Wilton. Mr. Olsen showed a neighboring parcel of land in Wilton confirming that the lots have no preexisting plan to merge at this time. Jim Kousidis, Kousidis Engineering LLC, reviewed the subdivision lines and outlined Lot 2 and Lot 1 for the Commission. Mr. Kousidis showed a site plan for Lot 2 outlining the nearby wetlands and 100 foot setback from the wetlands. He outlined the driveway, septic system and drainage system and explained the driveway has been widened for firetruck accessibility per Weston request. Mr. Olsen stated Lot 2 does not have final sign off for construction from the Aspetuck Health District. Following some discussion, Ms. Korsh made a motion to continue the Public Hearing on 11 Wampum Hill Road to August 1, 2022 at 7:15pm; Mr. Reiner seconded. All in favor, the motion carried (5-0).

DISCUSSION/DECISION: REFERRAL FROM CODE ENFORCEMENT OFFICER, APPLICATION FOR ZONING PERMIT, 98 GEORGETOWN ROAD [RICHARD HUBLI, OWNER] [22-07]

Richard Hubli, property owner, introduced himself and explained some history regarding the property and indicated he is now ready to apply for a Zoning Permit. The proposed five (5) bedroom house has been approved by the Aspetuck Health District as well as the Weston Conservation Commission. Ms. Korsh referenced a letter received this afternoon that suggested irregularities on some of the plans submitted. Mr. Hubli explained there was a defect between his Warranty Deed and his title insurance policy relative to an inappropriate map reference. The title insurance company has since rectified the

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error and the affected deed will be re-recorded. Mr. Olsen, as attorney representing Mr. Hubli, gave a review of the history of litigation in previous years affecting the property and explained the application presented tonight complies with Weston Zoning Regulations. Mr. Reiner stated all information presented must be considered before moving forward. Mr. Carlon recommended the Zoning Enforcement Officer as the appropriate entity to make the decision. Discussion ensued. Ms. Korsh made a motion to refer to the Code Enforcement Officer the Application for Zoning Permit, 98 Georgetown Road [Richard Hubli, Owner] with the recommendation that the Code Enforcement Officer confer with Town Counsel regarding matters that have been brought to Commission attention and act accordingly; Mr. Edgar seconded. All in favor, the motion carried (5-0).

Discussion con't: Appointment of Architectural Review Board: Ms. Korsh and Ms. Kulikowski will continue to develop this matter.

Approval of Minutes: June 6, 2022: The minutes of the June 6, 2022 meeting were accepted.

Other Business: Ms. Kulikowski provided an update of the adopted ADU Zoning Regulations

Adjourned at 8:45pm

Minutes submitted by: Marina Zegarelli, Administrative Assistant