

**PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
NOVEMBER 14, 2022; 7:15 P.M.
HELD VIRTUALLY VIA INTERNET AND PHONE**

PAGE# 22-27

Members Present: Sally Korsh; Chair, Ken Edgar, Megan Loucas, Richard Wolf, Michael Reiner

Also Present: Tracy Kulikowski, Land Use Director

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

Ms. Korsh thanked the design professionals for attending and stated the Commission is excited to learn ideas regarding Village Districts. She summarized, Planning & Zoning approved a zoning change November 2021 to create an expanded area, allowing for commercial development as well as potential housing development and providing a new center for Weston.

Discussion: Meeting with design professionals interested in serving as a village district consultant to the P&Z Commission for applications in the Village District, pursuant to Connecticut General Statutes Section 8-2j(d)

Robert W. Grzywacz, Vice President, Architecture Studio, DeCarlo & Doll, Inc. Mr. Grzywacz introduced himself and gave an overview of his professional experience. He showed previous projects he has been involved in consisting of private homes, schools, historic houses, condominiums, preservation projects and public buildings. Mr. Grzywacz showed a similar project he has worked on for a neighboring town. Mr. Grzywacz spoke about his scope of work as well as the schedule for his proposal process from start to finish. Mr. Edgar discussed how Weston, as a small town, is regulated in regards to zoning laws and regulations. The members continued to ask questions and discussion ensued on Mr. Grzywacz experience with working on Village Districts.

Maura Newell, Juan, AIA, Principal Architect, Seventy2Architects LLC Ms. Newell introduced herself as principal architect at seventy2 architects in Danbury, CT. Ms. Newell stated she is a certified historic architect as well as a licensed building official with the state of CT. She reviewed local retail buildings her team has worked on including larger commercial buildings in smaller towns, large apartment buildings in bigger cities as well as smaller apartment buildings to fit the aesthetic of different neighborhoods. She stated the importance of different towns having different environments with different needs, and her design approach to have an appropriate solution in order to make a difference in the community. Ms. Newell reviewed recent work she has done as a member of the Architectural Advisory Committee and as a certified historic architect. The Commission reviewed guidelines of how projects can be envisioned in the Town of Weston. Mr. Edgar talked about the importance of the specificity in Weston's Zoning Regulation as a good resource for design professionals who may not be as familiar with Weston. Some additional discussion ensued between the commission members.

**PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
NOVEMBER 14, 2022; 7:15 P.M.
HELD VIRTUALLY VIA INTERNET AND PHONE**

PAGE# 22-28

Mr. Edgar made a motion to adjourn the meeting and Ms. Korsh seconded the motion. All in favor, the meeting adjourned at 8:20 pm.

Respectfully Submitted,

Marina Zegarelli, Administrative Assistant