

**PLANNING & ZONING COMMISSION  
SPECIAL MEETING MINUTES  
NOVEMBER 21, 2022  
HELD VIRTUALLY VIA INTERNET AND PHONE**

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**Members Present:** Sally Korsh, Ken Edgar, Michael Reiner, James Carlon, Richard Wolf, Megan Loucas

**Also Present:** Tracy Kulikowski, Land Use Director

**Ms. Korsh called the meeting to order at 7:15pm**

Ms. Korsh stated the purpose of this special meeting is to hear from design professionals regarding serving as Weston's village district consultant for applications that may be received for the Village District. Ms. Korsh reviewed the history and regulations of the Village District in 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)**

**Rob Sanders, AIA, Rob Sanders Architects**

Rob Sanders introduced himself to the Commission and gave an overview of his education, involvement in the community and professional experience. Mr. Sanders explained he is currently employed as principal of his firm in Wilton, CT; Mr. Sanders presented his approach to his projects from the beginning consult to the final project. Mr. Sanders spoke on Weston's current Village District and on the importance of a design professional for applications. Mr. Sanders reviewed his previous projects including historic buildings, apartment buildings, public buildings and multi-family and single residences. Mr. Carlon spoke on the unique characteristics of Weston's Village District and Mr. Sanders' experience with staying consistent with design standards. Mr. Sanders explained his similar experience working with neighboring communities. The commission continued discussion with Mr. Sanders on his experience and knowledge of Village Districts.

**Frank Fish, FAICP, BFJ Planning**

Frank Fish and Taylor Young introduced themselves as Principal-in-Charge and Project Manager of BFJ Planning. Mr. Fish explained they reviewed Weston's building and design standards and presented their design review and project understanding. Mr. Young presented an example of a historic home now used as a commercial building in Norwalk, as well as a range of projects they have worked on in the past. Mr. Young reviewed their process of preservation of historic buildings to fit modern design standards. Ms. Korsh discussed the process of expenses and contract between the applicant and the design professional. Mr. Edgar spoke on Weston's unique Village District consisting of municipal buildings, businesses, and historical buildings. Mr. Fish

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spoke on his experience with Village Districts that have different needs and guidelines. The Commission asked questions and additional discussion ensued.

Mr. Edgar made a motion to adjourn, seconded by Ms. Korsh, The meeting adjourned at 8:40 p.m.

Respectfully Submitted,

Marina Zegarelli, Administrative Assistant