

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

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

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

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

**Discussion/Decision: Application for a Zoning Permit, New Deck on the Pro Shop, Weston Field Club, 38 Ladder Hill Road [Dave Tucker, General Manager] [22-11]** Dave Tucker, General Manager of Weston Field Club explained his proposal for a wraparound deck located on the backside of the Pro Shop, facing the existing paddle courts. The proposed deck will serve for viewing and entertainment purposes, and as a way to increase member experience. Ms. Kulikowski confirmed this application is for accessory use to an existing Pro Shop. Ms. Korsh made a motion to approve the application for a Zoning Permit for a New Deck on the Pro Shop, Weston Field Club, 38 Ladder Hill Road as presented to the Commission on November 7, 2022 and Mr. Edgar seconded. All in favor, the motion carried (7-0).

**Discussion/Decision: Referral for Connecticut General Statutes Section 8-24 Report, Town of Weston Bridge Projects [Emanuel Duarte, P.E., WMC Consulting Engineers] [22-12]**

**a) Rehabilitation of the River Road Bridge over the Saugatuck River**

**b) Preservation of the Davis Hill Road Bridge over the Saugatuck River**

Emanuel Duarte, representing WMC Consulting Engineers, gave a presentation on the rehabilitation of River Road Bridge and the preservation of the Davis Hill Bridge over the Saugatuck River in Weston. He presented the proposed rehabilitation work on River Road Bridge, consisting of closing the bridge to detour traffic during construction, as well as replacement of the bridge deck, steel beams, bridge rail and parapet. He showed the existing condition of the bridge as well as the proposed condition of the bridge. Mr. Duarte explained the current bridge rail will be replaced with crash tested bridge rails in order to meet federal funding requirements.

Mr. Duarte showed the existing Davis Hill Road Bridge roadway conditions, as well as the proposed roadway conditions. The proposed preservation of the bridge consists of the replacement of the bridge rail and parapet, a new 5' sidewalk, as well as minor repairs of the concrete deck, abutment and wing walls. Mr. Duarte reviewed the project cost and schedule with the Commission and explained the DOT approved detour route to be available during construction. He explained Davis Hill Road Bridge meets satisfactory requirements, however does not meet traffic safety requirements to be federally funded. The bridge has met federal requirements for load bearing capacity, therefore remains preservation. Ms. Korsh made a motion for a positive report under CT general statute 8-24 for the Town of Weston bridge projects, CT Projects #157086 with respect to #1 or A) preservation of the Davis Hill Road

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Bridge #04351 over the Saugatuck River and 2 or B) rehabilitation of River Road Bridge #04960 over the Saugatuck River and Mr. Edgar seconded. All in favor, the motion carried (7-0).

**Discussion/Decision: Requests for Lot Development Bond Releases:**

**a) 142 Steep Hill Road, (Revised Parcel B-2, approved 9/8/20)**

**b) 5 Smith Ridge Road (Lot 3, Tannery Lane Subdivision, approved 12/5/15)**

Ms. Kulikowski explained the site development of the two lots is complete and has been inspected by the Town Engineer. The Town Engineer has recommended a lot development bond release for 142 Steep Hill Road and 5 Smith Ridge Road.

Ms. Loucas made a motion to approve the bond release for the lot development for 142 Steep Hill Road and 5 Smith Ridge Road, seconded by Ms. Korsh. All in favor, the motion carried (7-0).

**The Commission will conduct a non-binding pre-application review for the following: 48 Norfield Road [Weston Ventures, LLC, Jess DiPasquale]** The Commission conducted a nonbinding pre-application review of an application for 48 Norfield Road.

**Discussion con't: Appointment of Architectural Review Board** Ms. Kulikowski explained that currently, there are six design professionals who are interested in speaking with the Commission about their experience during the next special meeting scheduled for next week.

**Other Business:** Ms. Kulikowski summarized that she continues to meet with homeowners to discuss possibilities of an ADU on properties in Weston, however has not received a specific application.

**Approval of Minutes: October 3, 2022** The draft minutes from October 3, 2022 were accepted.

Mr. Carlon made a motion to adjourn, seconded by Ms. Korsh, the meeting adjourned at 8:40pm

Respectfully submitted,

Marina Zegarelli, Administrative Assistant