

Present: Don Saltzman, Chairman; Jane Connolly, Vice Chairman; Paul Heifetz, Dan Gilbert, Stephan Grozinger, Katie Gregory, Ridge Young

Meeting on tapes 1-3 dated 1/7/08

EXECUTIVE OFFICER CANDIDATE SESSION: PERSONNEL – ZONING ENFORCEMENT INTERVIEWS

Don Saltzman moved that the Planning & Zoning Commission go into Executive Session. Seconded by Paul Heifetz Vote in favor (6-0) Jane Connolly arrived at 7:15 p.m.

Don Saltzman moved that the Planning & Zoning Commission go out of Executive Session. Seconded by Paul Heifetz. Vote in favor (7-0)

MOTION:

Don Saltzman moved that the Commission recommends that Dennis Tobin be offered the position of Zoning Enforcement Officer. Seconded by Paul Heifetz. Vote in favor (6-1) Dan Gilbert nay.

Dennis Tobin will now proceed to meet with the Town Administrator Tom Landry, the Board of Selectmen and a background check will be conducted.

Don Saltzman stated that he had received a letter dated December 19, 2007 from Ken Bernhard, Town Attorney, to provide a 45 minute to 1 hour seminar on the proper conduct of running meetings and legal restraints under which Boards and Commissions are to operate. After a discussion, the Commission will take a vote at the next meeting.

DISCUSSION/DECISION: PROPOSED REGULATION: MUNICIPAL USES

The Commission proceeded to continue their discussion Stephan Grozinger's draft of his proposed regulation regarding municipal uses to include waivers and the proper voting numbers of Commission members. Dan Gilbert proposed that the proposed regulation be revised so that waivers only be granted by a "super majority" vote (5/7) or by a majority vote of the full Commission (4/7). Robert Turner (also present) felt they should decide between "super majority" or "simple majority" (four out of seven) votes to grant a waiver. Stephan Grozinger felt the document should be left just the way it is.

Stephan Grozinger moved that the Commission approve the proposed regulation on governing Municipal Uses and to be effective immediately. Seconded by Jane Connolly. Vote in favor (6-1) Dan Gilbert nay.

DISCUSSION/DECISION: PROPOSED DEFINITION OF DWELLING
PUBLIC HEARING CONT: ACCESSORY STRUCTURES, PROPOSED
REGULATION 321.8 PRINCIPAL BUILDING ON RESIDENTIAL LOTS.

Dan Gilbert handed out a draft on “Two Houses On One Lot” stating he felt that the Commission’s goal is to assure that the regulations prohibit the construction or reconstruction of a second house on one lot. This draft also included the rationale for the proposed change to the definition of “dwelling”; Dwelling: Current Definition, Proposed Definition Dwelling and application of the proposed change in the definition of “Dwelling” to Barcello. Mr. Gilbert felt that the members need to decide on what we want done. He also referenced Stephan Grozinger’s letter on the word “dwelling”. A discussion followed to include that Paul Heifetz felt the Commission should also discuss “lot coverage” as they seem to go together. Also discussed and brought up by Don Saltzman, the phrase “no dwelling to be converted to an out building”.

The Commission requested the Land Use Director to research other Towns regarding their percentages relative to lot coverage and impervious surfaces. The Town of Weston is presently at 15%.

Dan Gilbert requested the Land Use Director follow thru on an email dated 12/13/07, regarding CCAPA Member E-News re State Planning Funding.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval with correction on 1/28/08