12 Old Mill Road, LLC
39 Imperial Avenue
Westport, CT 06880-4303

Reason for Proposed Text Amendment for Cobb's Mill Inn Property:

Cobb's Mill Inn is a non-conforming use in a residential zone, destined eventually to be eliminated in accordance with Zoning objectives. Therefore the primary goal of this Proposed Text Amendment is to make its use conforming, in order to preserve the present use at its incredibly beautiful landmark property.

Cobb's Mill Inn will thereby continue to be an historical centerpiece of Weston and Connecticut history, enhanced by fine cuisine, entertainment, social events, and guest rooms. A bonus will be in the community's participation in educational programs and demonstrations on culture, nature, art, science, energy, history, and current events.

Drew Friedman (203-226-0334)

Section 326. Neighborhood Event District

Preamble: This district shall provide the People of Weston with restaurant and catering, public assembly, entertainment, overnight guest accommodations, education and socialization, and incidental retail, in a manner which will not be detrimental to the surrounding residential areas. The uses permitted in this district shall be limited to those which will primarily serve the residents of Weston and surrounding communities, and are consistent with the purposes for which the district was designed.

In order to preserve and enhance the landmark property formerly known as Cobb's Mill Inn, at 12 Old Mill Road, the creation of this Zoning District converts its current legal, non-conforming, catering, restaurant, event and retail uses to legal, permitted uses. The six acre District includes about 4.6 acres between Newtown Turnpike and Old Mill Road, consisting of a mill pond, dam, and waterfall, and existing structures to be renovated and expanded. It also includes about 1.4 acres on the west side of Old Mill Road.

This District may be expanded to include adjoining or abutting properties for the sole purpose of providing guest accommodations. Because of the unusual geographical conditions existing within much of this District, with a ravine and wetland areas between two roads, the Town of Weston allows development to meet the following standards:

326.1 Permitted Principal Uses

a. Food and beverage establishments (not including drive-through)
b. Retail uses
c. Catering
d. Overnight guest accommodations
e. Bed and breakfast inns
f. Entertainment (excluding adult oriented entertainment)
g. Museums
h. Community Educational Arts-related activities
i. Educational Displays and Programs

326.2 Permitted Accessory Uses

a. Parking and loading space will be required for motor vehicles, in accordance with the requirements of Section 360, except there will be no parking requirement for construction of overnight guest accommodations, which can share parking spaces for overnight, when the restaurant is not operating, and not have to duplicate parking already provided to meet the parking required for restaurant uses. All present, plus future uses, will be satisfied with a minimum of 150 onsite parking spaces. Present uses require and have provided 78 parking spaces. Parking is never permitted in the travel rights of way for Newtown Turnpike or Old Mill Road, and must be signed "No Parking" where no parallel parking is provided next to that right of way.

b. Business signs, in accordance with the requirements of Section 350. In addition to permitted signs, each principal building used for public events may also hang or erect a changeable letter sign for current and coming events, legible from the road.

c. Exterior lighting, in accordance with the requirements of Section 312.8

d. Any other uses clearly and customarily incidental to a permitted principal use.

326.3 Limitation on Uses

a. Any exterior storage of articles for sale, or of other materials or equipment, as well as dumpsters over two yards, except for a small amount of materials and equipment for convenience in serving customers, shall be screened from public view.

326.4 Lot Dimensions, Frontage and Setback Requirements

a. Minimum Lot Area – as shown on map: 6 acres. (Refer to Map No. 3647A on file at the Weston Town Clerk's Office).

b. Minimum Width of Lot – as shown on map. (Refer to Map No. 3647A on file at the Weston Town Clerk's Office).

c. Minimum Depth of Lot – as shown on map. (Refer to Map No. 3647A on file at the Weston Town Clerk's Office).

d. Minimum Road Frontage – as shown on map. (Refer to Map No. 3647A on file at the Weston Town Clerk's Office).

e. Minimum Setback, Front Lot – 5 feet.

f. Minimum Setback, Side Lot – None, except where such lot abuts a residence, the building setback shall be at least 30 feet.

g. Minimum Setback, Rear Lot – None, except where such lot abuts a residence, the building setback shall be at least 25 feet.

h. Minimum Setback for Off-Street parking and Loading Areas, except parallel parking on roads – ten feet (10).

i. Minimum setback for wetlands - zero feet (0). (Property is a mill site utilizing dam and water wheel for power).

326.5 Maximum Building Coverage:

Maximum coverage of all principal buildings, accessory structures, and paved areas shall not exceed 50% of the lot area.

326.6 Maximum Building Height

No more than 48 feet above the highest level of the adjacent road perpendicular from the road to the building.

326.7 Landscaping

All portions of the property not covered by buildings, structures, off-street parking and loading spaces, sidewalks, or similar improvements, shall be landscaped and permanently maintained with trees, plantings, and/or other amenities of such type, height and location as may be necessary to harmoniously blend the Neighborhood Event area with the rural residential character of the Town as a whole. Areas may be permitted to remain in their natural state when approved as appropriate with the above objective by the Commission.

326.8 Approval of Site Plans

a. Before the issuance of a zoning permit, a detailed "Plan of Development" shall be submitted by the applicant, and approved by the Commission, and no development shall be carried out, or certificate of zoning compliance issued, except in conformance with such approved plan or a similarly approved revision of such plan.

b. The Plan of Development shall include, with respect to all existing and proposed development, (i) a survey meeting the Minimum Detail Standard Requirements for ALTA/ACSM land title surveys, and including all optional survey responsibilities and specifications as promulgated by the American Land Title Association then in effect, including, without limitation, parking data (ii) a floor plan showing the basic subdivision of buildings, all entrances, exits and loading and service areas, (iii) elevation drawings of all sides of the building, with finish materials and colors indicated, (iv) samples of all finish materials to be used on the exterior of any building, (v) a lighting plan showing the location, direction, power and timing of all exterior lighting and illuminated signage, (vi) a roof plan showing all mechanical equipment, vents, hatches, skylights, etc., and the type and extent of screening to be provided, and (vii) a list of all existing and proposed tenants, the permitted uses under each lease, and the number of square feet occupied by each such tenant.

c. In acting upon such Plan of Development, the Commission shall determine that the requirements of the Zoning Regulations are met, and that the Plan of Development is such that the architectural design, scale and mass of buildings and other structures, including the exterior building material, color, roof line and building elevations shall be compatible with the residential nature of the community, at the same time it expresses the architectural and aesthetic intent of the project, to protect property values in the neighborhood, and to preserve the appearance and beauty of the community. The Commission shall attach such conditions to its approval as may be necessary to assure initial and continued compliance with these and other above-specified requirements.

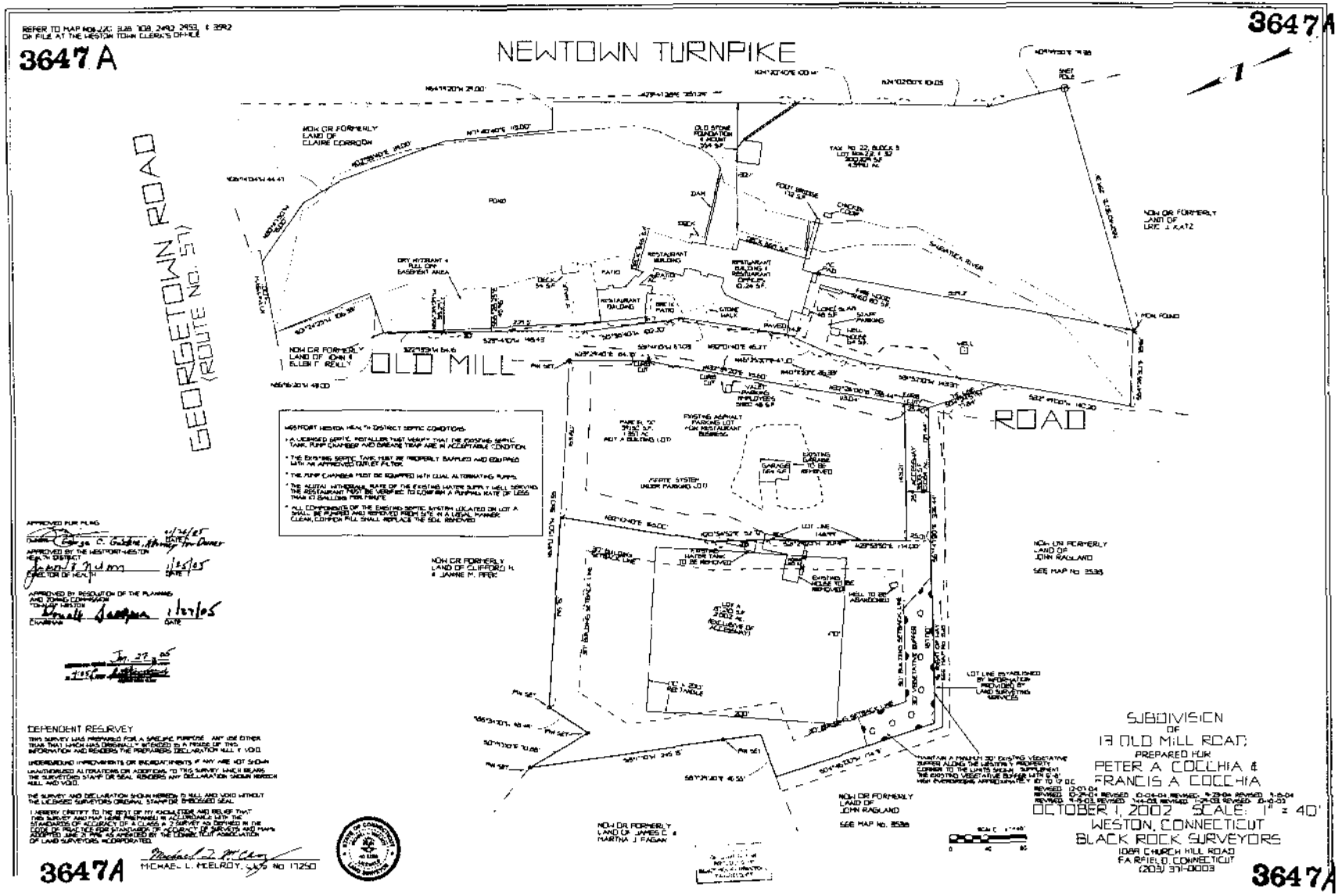
d. The Commission shall act to approve or disapprove such Plan of Development within sixty (60) days of the date it is received, and failure to act within such time limit shall constitute approval of the Plan except to the extent such period may be extended pursuant to the statute.

Properties within 500 ft. of Cobbs Mill Inn
12 Old Mill Rd. Weston, CT

Map	Block	Property #	Address
21	3	19	Town Of Weston - Bisceglie Park 56 Norfield Rd. Weston, CT 06883
21	3	40	Zuch, Theresa M. and John F. 138 Newtown Tpke. Weston, CT 06883
21	3	54	Swerdlow, Mimi 412 Georgetown Rd. Weston, CT 06883
22	2	11 + 18	Fagan James C. and Martha J. 6 Calvin Rd. Weston, CT 06883
22	2	12	Coogan, Lois Anne 395 Georgetown Rd. Weston, CT 06883
22	2	13	Cohen, Phillip J. and Denise M. 41 Ridge Rd. Whitehouse Station, NJ 08889
22	2	14	Peek, Clifford 5 Old Mill Rd. Weston, CT 06883
22	2	17	Cheng, Xu and He, Yequin 13 Old Mill Rd. Weston, CT 06883
22	2	19 + 21	Ragland, John T. and Susan E. TRS 19 Old Mill Rd. Weston, CT 06883
22	2	22 + 23 + 24	Milne, Robert J. C. and Ingrid M. 21 Old Mill Rd. Weston, CT 06883
22	3	4	Blackman, Fran E. and Kadezabek Kenneth A. 110 Newtown Tpke. Weston, CT 06883
22	3	6	Strasmore, Kassandra J. 106 Newtown Tpke. Weston, CT 06883
22	3	8	Jaworoski, Brian and Tamara 26 Old Mill Rd. Weston, CT 06883
22	4	1 + 2 + 32	Medvedev, Andrew A. and Christine L. 130 Newtown Tpke. Weston, CT 06883
22	4	3	Keene, Marie E. 252 Weston Rd. Weston, CT 06883
22	4	4	Gorsuch, Lynn R. 248 Weston Rd. Weston, CT 06883
22	4	5	Doran, Deirdre 242 Weston Rd. Weston, CT 06883
22	6	1	Tsui, Gerald K. and Chan, Begonia 4 Nimrod Farm Rd. Weston, CT 06883
22	6	48	Roth, David Mr. and Annette Bond 1 Waterbury St. Weston, CT 06883
22	6	49	Gurren, Jeffrey G. and Gurren, Georgia Wellington 8 Nimrod Farm Rd. Weston, CT 06883
22	6	50	Jacobs, Helene and Skolik, Stephanie 12 Nimrod Rd. Weston, CT 06883

REFER TO MAP NOS. 2538, 2538, 2492, 2493, & 3592
ON FILE AT THE WESTON TOWN CLERK'S OFFICE

3647 A



WESTPORT WESTON HEALTH DISTRICT SEPTIC CONDITIONS

- A LICENSED SEPTIC INSTALLER THAT HAS/HAVE THAT DID EXISTING SEPTIC TANK, PUMP CHAMBER AND GREASE TRAP ARE IN ACCEPTABLE CONDITION.
- THE EXISTING SEPTIC TANK MUST BE PROPERLY BAFFLED AND EQUIPPED WITH AN APPROVED OUTLET FILTER.
- THE PUMP CHAMBER MUST BE EQUIPPED WITH DUAL ALTERNATING PUMPS.
- THE ACTUAL WITHDRAWAL RATE OF THE EXISTING WATER SUPPLY WELL SERVING THE RESTAURANT MUST BE VERIFIED TO CONFIRM A PUMPING RATE OF LESS THAN 10 GALLONS PER MINUTE.
- ALL COMPONENTS OF THE EXISTING SEPTIC SYSTEM LOCATED ON LOT A SHALL BE PUMPED AND REMOVED FROM SITE IN A LEGAL MANNER. CLEAN, COMPACTED FILL SHALL REPLACE THE SOIL REMOVED.

APPROVED FOR FILING
Owner: George C. Gaskins, 4th Mgr. Tom Owner — 1/26/05 DATE
APPROVED BY THE WESTPORT-WESTON HEALTH DISTRICT
DIRECTOR OF HEALTH — 1/25/05 DATE
APPROVED BY RESOLUTION OF THE PLANNING AND ZONING COMMISSION TOWN OF WESTON
CHAIRMAN — 1/27/05 DATE

Jan. 27, 05

DEPENDENT RESURVEY

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE EITHER OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL & VOID.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS ORIGINAL STAMP OR EMBOSSED SEAL.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF ACCURACY OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS ADOPTED JUNE 3, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

3647A

Michael L. McElroy
MICHAEL L. MCELROY, LLS No. 17250

STATE OF CONNECTICUT
MICHAEL L. MCELROY
No. 17250
LICENSED LAND SURVEYOR

SUBDIVISION
OF
13 OLD MILL ROAD
PREPARED FOR
PETER A. COCCHIA &
FRANCIS A. COCCHIA

REVISED 12-03-04					
REVISED 12-24-04	REVISED 12-15-04	REVISED 1-29-04	REVISED 1-6-04		
REVISED 1-18-03	REVISED 1-14-03	REVISED 1-28-03	REVISED 12-10-02		

OCTOBER 1, 2002 SCALE: 1" = 40'

WESTON, CONNECTICUT
BLACK ROCK SURVEYORS
1088 CHURCH HILL ROAD
FAIRFIELD, CONNECTICUT
(203) 371-0003

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