

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

Meeting on tapes 1-5 dated 2/4/08

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Meeting held in the new conference room at the Town Hall Annex - 24 School Road.

DISCUSSION/DECISION: MOTION TO INCORPORATE FINAL PERMITTING SET OF PLANS, DATED 12/17/07 INTO THE COMMISSION'S 12/1/07 SPECIAL PERMIT APPROVAL, EMMANUEL CHURCH OF WESTON, 285 LYONS PLAINS ROAD

The Land Use Director presented the Final Permitting Set of Plans, 4 sheets, which incorporates all of the changes discussed and approved by the Commission at the 12/17/07 public hearing regular meeting for the Emmanuel Church of Weston, 285 Lyons Plains Road, related to the Emergency Turnaround Easement. Attorney George Guidera was present. These plans are consistent with the applicant's submitted Plans and the resolution adopted by the Commission on 12/17/07 approving the Special Permit with conditions.

**MOTION:**

Don Saltzman moved that the Planning & Zoning Commission finds that the Final Permitting Set of Plans, 4 sheets, prepared for Emmanuel Church of Weston by Kevcor, Inc. and Land-Tech Consultants, Inc., dated 12/17/07, incorporate all of the changes discussed and approved by the Commission at the 12/17/07 Public Hearing related to the Emergency Turnaround Easement and are consistent with the applicant's submitted Plans and the resolution adopted by the Commission on 12/17/07 approving the Special Permit with conditions. Therefore, the Commission moves to incorporate the 12/17/07 Final Permitting Set of Plans for Emmanuel Church into the Commission's decision of 12/17/07.

Seconded by Dan Gilbert. Vote in favor (5-0) Stephan Grozinger recused and Jane Connolly late.

PUBLIC HEARING CONT: ACCESSORY STRUCTURES, PROPOSED  
REGULATION 321.8 PRINCIPAL BUILDING ON RESIDENTIAL LOTS AND  
SECTION 321.6 MAXIMUM BUILDING COVERAGE

The members discussed aquifers in Weston and referred to the Dominiski Oakrock Report; updating the "Weston Water Resource Guide" of June 1993; Also referenced the NEMO Study which really is about pollutants going into the rivers.

Don Saltzman stated that he had talked to Elburt Burr, a former chairman of the Planning & Zoning Commission and responsible for the Weston Water Resource Guide, and Mr. Burr agreed to give his files to the Commission in order to help with the updating of this water report. Dan Gilbert questioned if this report could be incorporated into the Town Plan? The Land Use Director stated that there are grants for this type of research.

Jane Connolly arrived and stated that she was not prepared to discuss lot coverage. She did, however, feel that the present 15% lot coverage should be reduced and include impervious surfaces. A discussion followed to include principal structures and secondary structures in relation to maximum building coverage. The Commission also discussed the impact of building coverage on the aquifers in the Town. After a discussion of "zero incremental runoff" requirements, Katie Gregory volunteered to do some research of how this item is handled in neighboring towns.

Dan Gilbert noted that "zero incremental runoff" requirements are stated in the Subdivision Regulations and at the next Commission meeting, requested that the Commission vote on the wording in the Subdivision Regulation be inserted into the Zoning Regulations. The next step would be that the Commission take the wording to a Public Hearing. To be discussed at the next meeting.

APPROVAL OF MINUTES:

Don Saltzman moved that the Commission add to the agenda, the approval of minutes. Seconded by Dan Gilbert. Vote in favor (6-0) Jane Connolly absent

Don Saltzman moved that the Commission approve, with correction, the minutes of January 28, 2008. Seconded by Dan Gilbert. Vote in favor (6-0) Jane Connolly absent.

OTHER BUSINESS:

The Land Use Director asked the Commission members if they were still interested in a "Seminar" offered by the Town Attorneys of Cohen and Wolf. The answer was yes. She will set up a time for this Seminar at a future meeting.

OTHER BUSINESS CONT:

The Land Use Director also requested that Robert Turner come before the Commission for further discussion on his proposed Section 347.2 for the Zoning Regulations.

A discussion took place among the Land Use Director and the Commission regarding the budget item for hiring a consultant to assist in developing the Town Plan, regarding Paul Heifetz's concerns. The budget meeting is Tuesday, February 5, 2008. The Commission requested that the Land Use Administrator research obtaining bids from three outside consultants for the Town Plan.

Don Saltzman reported that several applications are forthcoming: A museum at Weston Woods by Mort Schindel and also an application for new space for the Historical Society of Weston. Also the appointment of a new Zoning Officer at the Selectmen's meeting on February 7<sup>th</sup>.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval with correction on February 25, 2008.