

Present: Tom Failla, Chairman; Ken Edgar, Don Saltzman, Sally Korsh

Absent: Jim Carlon, Britta Lerner, Jane Connolly

Also present: Land Use Director

Digitally recorded on 11/1/15

Planning & Zoning member Ken Edgar recused from the following application for Aspetuck Valley Country Club as he is a member.

**PUBLIC HEARING: APPLICATION FOR MODIFICATION OF A SPECIAL PERMIT, ASPETUCK VALLEY COUNTRY CLUB, 67 OLD REDDING ROAD, RELOCATION OF CART BARN, ADDITION OF SECOND FLOOR GOLF FACILITY TO CART BARN, REVISED CART STAGING AREA, AND SEASONAL ICE SKATING ON TENNIS COURT. (PHILIP CERRONE, ARCH.)**

The Chairman read the legal notice into the record for the public hearing.

Present from the Aspetuck Valley Club were Carolyn Kepcher, Vice President and General Manager and Philip Cerrone, Architect.

Mr. Cerrone stated that he was following the plan was previously approved for the Club. He went over the plan discussion the details for the relocation of the cart barn and the creation of seasonal ice skating on one of the tennis courts located near the existing pool. The storage area for the carts will remain the same. The new cart barn will have a second floor with an indoor golf training facility, including three hitting bays, club repair and putting area. The height of the cart barn will be 30 feet which is in conformance. The Club proposes to do the work in two phases. A discussion followed regarding the drainage which is going into a rain garden. The seasonal ice skating will have no lighting and for members only.

Public Comment -David Dekker, 4 Wells Hill Road, questioned if there would be screening provided for the existing maintenance building and has already been in contact with the Club.

Tom Failla moved that the Commission close the public hearing. Second by Sally Korsh. Vote in favor (3-0) Ken Edgar recused. Jim Carlon, Britta Lerner and Jane Connolly absent.

Don Saltzman moved that the Commission approve with conditions, the application of the Aspetuck Valley Country Club to Modify its Special Permit to 1)relocate the proposed cart barn, 2)add a second floor golf facility to the proposed cart barn, 3)revise the cart staging area, and 4) construct a seasonal ice skating on an existing tennis court as described on submitted plans.

Seconded by Sally Korsh. Vote in favor (3-0) Ken Edgar recused. Jim Carlon, Britta Lerner and Jane Connolly absent.

**DISCUSSION/DECISION: APPLICATION FOR APPROVAL OF A LOT DEVELOPMENT PLAN, SKUNK PROPERTIES LLC – LOT 4, FAR HORIZON SUBDIVISION, 6 DRAGONWOOD LANE (M. BUTURLA, P. E. HUNTINGTON CO. LLC)**

Mike Buturla, P. E., Attorney Michael Bologna and proposed builder were present. Mr. Buturla went over the site plan in detail showing the 4 bedroom house on a 4.07 acre lot to be 28 by 68 feet with no basement. The applicant has Weston Westport Health approval and also Conservation approval. The Fire Marshal has raised a concern that the end of the driveway at Dragonwood Lane must be wide enough to accommodate a 32 foot fire truck and the proposed

Lot 4- 6 DRAGONWOOD CONTINUED

sprinkler system is an acceptable alternative to a fire pond for this application. A discussion followed and the applicant agreed to widen the driveway by 5 feet to allow for the turning radius of the fire truck. The driveway would then increase from 20 feet to 25 feet wide. This would be noted on the plan as Revision A. The Town Engineer has reviewed the bond amount and the drains.

A discussion followed regarding water coming off the private road which has been reviewed with the Town Engineer. It was noted that this is a separate issues and is not involved with the site development approval.

Don Saltzman moved that the Commission approve the Lot Development Plan for Lot 4 of the Far Horizon Subdivision, 6 Dragonwood Lane for the house, driveway, septic system, and related site work as shown on the site plan entitled "Data Accumulation Plan Lot #4 - Far Horizons Subdivision", prepared by The Huntington Company, LLC, dated 6/27/14, last revised on 9/15/15, subject to conditions.

Seconded by Sally Korsh. Vote in favor 4-0 – Jane Connolly, Britta Lerner, Jim Carlon absent.

UPDATE ON THE STRATEGIC PLANNING COMMITTEE (JANE CONNOLLY)

In the absence of Jane Connolly, the Chairman gave a brief status report.

DISCUSSION CONT: ZONING REGULATIONS, SECTION 350. SIGNS; KEEPING OF ANIMALS AND ACCESSORY USE OF CHURCH KITCHENS.

This agenda item to be continued to the next meeting.

OTHER BUSINESS:

The Chairman handed out proposed meeting dates for the coming year for approval of the members. To be voted on at the next meeting on December 7<sup>th</sup>.

Discussion of proposed budget for the future Town Plan – Consensus of the members was approximately \$30,000.

This meeting was to have been the last meeting for Jim Carlon and will be joining the Zoning Board of Appeals.

APPROVAL OF MINUTES:

Ken Edgar moved that the commission approve the minutes as edited by Ken Edgar dated October 5, 2015 with correction. Seconded by Sally Korsh. Vote in favor 4-0 Britta Lerner, Jane Connolly and Jim Carlon absent.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: unanimous approval on December 7<sup>th</sup>, 2016