

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

Also present: Robert Turner, Consulting Zoning Officer and Jim Pjura, Zoning Officer

TOWN PLAN CONSULTANT PRESENTATION, HARRALL-MICHALOWSKI ASSOCIATES

Michael Looney of Harrall-Michalowski Associates, Inc. gave a presentation to the Commission members on how they work with municipalities in preparing a Town Plan of Conservation and Development. He handed out a booklet which included the following:

Who We Are:

Connecticut's most experienced Municipal Planning consulting firm – founded in 1988
30 Plans of Conservation & Development prepared in the past 10 years.

Five staff planners

Principal's involvement in all assignments

Portfolio of over 100 market analyses

Full utilization of on-line data resources

Full range of in-house graphic capabilities

Extensive geographic information system (GIS)

Services Overview:

Preparation of plans of Conservation & Development

Zoning and Subdivision Regulations

Fiscal impact analysis

Environmental resource analysis

Mapping/GIS/Graphics

Citizen attitudinal surveys

Special area and corridor studies

Economic development strategies market analyses

Citizen participation

Public facilities & services analysis

Last 15 plan updates prepared by HMA

This is a list of 15 Connecticut towns with their population and status

Municipal Planning Experience

A State of Connecticut Map showing all the towns in which they have worked

CONSULTANT PRESENTATION CONTINUED:**Typical Elements**

P&Z Commission Steering Committee

Municipal Departments/past reports and studies

Community Out reach & Citizen participation

Telephone survey, web-site, e-mail, questionnaire, meetings, public TV

Also included: housing element, land use element, natural resources element, demographic element, transportation & circulation plan, local economy, development of patterns and build-out, parks & open space plan and community facilities element.

Creating the Plan:

A memo will be prepared for each Plan element.

Plan elements updated by staff will be reviewed and revised as necessary for inclusion in the new Plan document

The plan of Conservation and Development will evolve from the policy choices defined by an identified Steering Committee

An action agenda will be prepared to guide the implementation of the plan

Summary of qualifications

Extensive experience in preparing Plans of Conservation and Development

Depth of knowledge and experience with all aspects of municipal Planning & Zoning

Familiarity with Fairfield County

Recently completed Housing Study for SWRPA

Ability to provide quality, focuses planning assistant tailored to the needs of the Weston Planning & Zoning Commission.

Discussion followed to include: timing, fee schedule, history of the past Town Plan and how it was handled, 6 public hearings held for the past Town Plan 10 years ago, separating the needs from the wants, a la carte version, narratives, printing the plan.

Tracy Kulikowski, Land Use Director, will be the contact between the Commission and Harrall-Michalowski Associates.

**PUBLIC HEARING CONT: SPECIAL PERMIT WESTON HISTORICAL SOCIETY,
107 WESTON ROAD, ADDITION – G. GUIDERA, ATTORNEY**

Attorney George Guidera and Reg Boden, President of the Historical Society were present.

PUBLIC HEARING CONT: HISTORICAL SOCIETY ADDITION

Don Saltzman questioned other aspects of the Historical Society to include the Post Office museum and other activities of the Society which will probably come at a later date. It was stated, by Attorney Guidera, that the Scribner parcel, where the Post Office now sits, belongs to the Town of Weston. The building belongs to the Historical Society and if the building is moved the Historical Society area they will come back to the Commission for a permit.

At the last meeting, the applicant was requested to present the total square footage for the application of the addition. Attorney Guidera stated that the Coley house is 2,368 square feet and the Archive including mezzanine and basement is 3,319 square feet for a total of 5,687 square feet. The applicant has provided 19 parking spaces which includes two handicap spaces. A discussion followed for clarification of the square footage. Stephan Grozinger referred to regulations and felt the changes for the floor area vs. the parking is okay.

Attorney Guidera stated that the application met Sections 332.1 thru 332.5 of the special permit requirements and discussed each section.

Don Saltzman questioned using the house for a caretaker and Attorney Guidera stated that three variances were obtained in 1984 for the Society and they were never pursued and have no intention of putting anyone in the house. The house is open to the public. Dan Gilbert questioned if there was a lighting plan. Reg Boden stated that the lighting will remain the same. Dan Gilbert discussed hours of operation for the Historical Society application and a discussion followed and Robert Turner felt the Society was self policing. Also to wait until you need it and then write it into the regulations. Dan Gilbert questioned if the Society would rent or lease any of their space for community activity. Reg Boden stated that they have no plan to do that at all. Don Saltzman raised a question of the drainage on the driveway and Attorney Guidera stated they the Society has had no problem. Paul Heifetz stated that he did not feel the Commission should do any conditions. Don Saltzman clarified the request for conditions stating that they would be mainly administrative like health approval and the filing of a new mylar. Dan Gilbert proposed conditions limiting public access times, the renting of the property or rooms and the number of school buses that could be parked on the property at any one time. The Commission did not support Mr. Gilbert's proposals.

Before closing the public hearing, Don Saltzman handed out a draft of conditions, prepared by Dan Gilbert, for the Commission to read and also be able to discuss with the applicant before closing the public hearing. A discussion followed.

Don Saltzman moved that the Commission close the public hearing. Seconded by Ridge Young. Vote in favor 6-0 Katie Gregory absent.

PUBLIC HEARING CONT: HISTORICAL SOCIETY CONT:

Dan Gilbert moved that the Commission approve the draft with conditions, the application of the Weston Historical Society for a Special Permit, to construct and operate an Archive at 104 Weston Road, Weston, Conn. Seconded by Ridge Young. Vote in favor (6-0) Katie Gregory absent.

RECEIPT OF FLOOD PLAIN APPLICATION: ST. DENIS, PILOT HILL PROPERTY LOT 5 NEW HOUSE (ATLANTIC BUILDING CONSTRUCTION INC.) (TIGHE & BOND) STONE WALLSRECEIPT OF FLOOD PLAIN APPLICATION: ST. DENIS PILOT HILL PROPERTY PILOT HILL PROPERTY ROAD IMPROVEMENTS (ATLANTIC BUILDING CONSTRUCTION INC. AND TIGH & BOND).

Owner, T. St. Denis and Joseph Canas P. E. from Tighe and Bond, presented two flood Plain applications for Lot 5 Pilot Hill property for stone walls and road improvements. Mr. Canas went over the site plan in detail and after a discussion, it was determined that the proposed house was not in the flood plain but the stone walls were and that they had been required by the Conservation Commission. It was then decided to combine the two applications to require flood plain approval just for the stone walls and the road improvements. Mr. Canas was requested to merge the flood plain applications and submit a revised application and check for the fee. The applicant will then be scheduled for a public hearing on May 6, 2008.

The applicant did have prior approval for these items but the approvals ran out of time and they are returning to the Commission to have them reinstated.

A report has been requested from the Town Engineer, John Conte, for the safety of the existing bridge. It was also stated that the approach to the bridge with the compound curves has been completed including the culvert and the Fire Chief/Marshal has signed off.

A discussion followed on the history of this land and that the 5 lots were a “grandfathered” subdivision from a map recorded in the Town of Weston Land Records in February 1956 prior to the adoption of subdivision regulations by the Town. This is confirmed in a letter from the Town of Weston Code Enforcement Officer dated October 9, 2002. The development of the five remaining lots are subject to review and approval by the Town of Weston’s Conservation Commission for inland wetlands and by the Planning & Zoning Commission for floodplain approval.

Stephan Grozinger moved that the Commission receive the application for T. St. Denis for Flood Plain Activity on the Pilot Hill property for stone walls and road improvements. Seconded by Jane Connolly. Vote in favor (6-0) Katie Gregory absent. Mr. St. Denis will stake the site for the Commission members will walk before a public hearing at the next meeting on May 6th.

APPROVAL OF MINUTES:

Don Saltzman moved that the Commission approve the minutes of March 3, March 20, and April 7, 2008. Seconded by Stephan Grozinger. Vote in favor (6-0) Katie Gregory absent.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Approved with correction on May 6, 2008 (6-0) Katie Gregory absent