

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

Meeting on tapes 1-5 dated 4/7/08

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

Don Saltzman, read the legal notice into the record for the public hearing. Many members were present from the Historical Society. An independent site walk was conducted.

Attorney Guidera, representing the Historical Society, presented their application for a special permit for the construction of an Archive building for the purpose of attracting the donation of valuable documents (letters, diaries, maps, deeds etc.) and artifacts (tools, furniture and furnishings etc.) which are illustrative of the history of the inhabitants and geography of Weston.

The Commission approved a special permit in 1984 which allowed the Weston Historical Society to operate. The Society is a charitable organization which raises and spends its own funds without contribution from government. In 1984 the Society also obtained variances from the Weston Zoning Board of Appeals to allow the existing Coley homestead and its barns and sheds to remain where they are now located. We now need to resolve the placement of a new archive building and expanded parking. The property does have a dual access driveway to Weston Road and High Acre Road.

John Smith, Architect from Faesey Smith Architects went over a mockup of the site and a detailed site plan for the proposed archival addition on the Historical Society's property showing proposed and existing conditions. The proposed archive building will be attached to the existing cider shed and also showed details of the floor plans. The proposed archival building will be 28 feet by 44 feet consisting of 1,250 square feet and the existing cider shed is 750 square feet. The proposed height is 30 feet. The applicant is in the process of requesting a letter from the Fire Marshal for the two entrances which are below ground. Don Saltzman questioned if the applicant would be installing sprinklers? Attorney Guidera stated only if the regulations require them. They would like not to, in order to keep the historical look of the buildings.

Attorney Guidera stated that this is a new vision for the Historical Society and have raised \$950,000 toward the construction. He also was assuring that any donor's artifacts etc. and will be cared for and not be stolen.

PUBLIC HEARING: WESTON HISTORICAL SOCIETY CONT:

Attorney Guidera felt the application was complete and had met the regulations of Section 341.2 for the special permit. Paul Heifetz questioned if the Society had received any complaints and Attorney Guidera stated that to his knowledge none had been received.

Architect Tom Smith addressed the increase in parking and stated that the Historical Society will be adding 14 extra parking spaces, two more than necessary and the gravel lot will be enlarged.

Attorney Guidera felt they comply with the evergreen screening and a wall or fence could be erected. However, they are trying to preserve the look of an old farm. If a fence or wall were constructed, he feels it would change the character of the property completely.

At the next meeting the Zoning Officer will address the calculations for the 30 foot height of the proposed construction. The Zoning Officer was requested by the members of P&Z to write a memo to the file that the height meets the Zoning Regulations.

It was stated that the Historical Society does comply with the items which are for sale in the gift shop will be the same as what they are selling now.

Reg Boden, president of the Historical Society, stated for the record that there are no bedrooms in this proposed plan and was misquoted by the Westport News. He stated that he really wants to keep Weston history in Weston. He then went over the activities to be held in the proposed building would be board meetings, exhibits etc. Also stated the staff schedule and the hours of operation of the office being open Tuesday Thursday and Friday from nine to five with a staff person and also Saturday from ten to two p.m. Mr. Boden then went over the monthly events being held at the Historical Society with the Easter Egg Hunt and Scare Fare being the biggest in attendance. Twelve documents were submitted for the file to support the application including the above.

Don Saltzman questioned the functioning of the Farmer's Market and would it be relocating? Dan Gilbert raised the question of overflow parking and traffic for the Farmer's Market and felt the applicant needed to consider this and felt with the new proposed archival building there will be more people and traffic. Hal Shupack, former Selectman and Historical Society member, stated that these activities have been going on now for some time and did not anticipate any increase in traffic. Also that all fees for the Farmer's Market go to the Women's League and they may give a donation to the Society if they wish.

PUBLIC HEARING: WESTON HISTORICAL SOCIETY CONT:

Don Saltzman questioned if there were any future plans for the old Post Office being moved to the site. The answer was – not on the property but could be next door if property was purchased. Don Saltzman questioned if the gravel parking lot would be marked and Attorney Guidera felt it would destroy the feel of the property and felt the people could regulate it themselves. They are trying every effort to keeping the property “green” to the point of installing solar panels on one of the barns.

Paul Heifetz questioned how much traffic do you think the new archival building will present? Reg Boden responded that it would depend on the event being held. Attorney Guidera felt it was minimal traffic as events are not planned when the Farmers Market is in session. The Christmas Party attendance is about 60 to 70 people, the Easter Egg Hunt and Halloween Scare Fair cause more traffic and they are afternoon events.

The applicant submitted 13 documents in support of the application.

Don Saltzman questioned Attorney Guidera if he would be willing to submit a draft of proposed conditions at the next public hearing continued meeting. Stephan Grozinger felt that the Commission should do the draft conditions to be discussed at the next meeting.

Dan Gilbert questioned if the Historical Society would be renting the new space. The answer was no and the kitchen which is the same as before, was explained for the use of their own Christmas party etc.

Stephan Grozinger had concerns regarding the parking area which were explained to him in detail by the Tom Smith, Architect.

Dan Gilbert requested to know the total square footage at the next meeting.

**PUBLIC COMMENT:**

Joe Grotto of 9 High Acre, has lived across the street from the property for 7 years and stated his support for the project and felt it was a great thing for the Town of Weston. He felt the building was well placed and did not see a need for a fence or screening because it was not obtrusive. Also stated that the Historical Society were great neighbors.

Jim Jamieson, Architect and Board member of the Historical Society, of Weston Road, voiced his support for the project.

Judy Albin, a member of the Historical Society, stated how pleased she will be to bring in valuable documents to the archival building and know that they will be safe. Hal Shupack also stated that they will not only be safe but a place where people can see them.

PUBLIC HEARING: HISTORICAL SOCIETY CONTINUED:

Dan Gilbert requested that the Architect bring in the total square footage and how it affects the parking.

Also that a member of the Commission will draft a resolution to be discussed at the next meeting on April 21.

PUBLIC HEARING: SECTION 372 NON CONFORMING USE OF LAND – SECTION 372.3 AND SECTION 373.5

The Town of Weston's representative to SWRPA Dr. Margaret Wirtenberg called in to tell the Commission members that SWRPA had approved the Zoning Regulation revisions which follow:

After a short discussion, Don Saltzman, Chairman moved that the Commission close the public hearing for revisions.

Don Saltzman moved that the Commission adopt the recommendations for the Weston Zoning Regulations for Section 372 Non Conforming Use of Land, Section 372.3 and Section 373.5. to be effective immediately.

Seconded by Stephan Grozinger. Vote in favor (7-0)

PUBLIC HEARING: SECTION 374 NON CONFORMITY

After a short discussion among the Commission members, there was public comment from Mr. and Mrs. R. Thorsell for clarification of the wording of Section 374 on non conformity. Robert Turner, Zoning Enforcement Officer, present, explained the meaning of the Section to Mr. and Mrs. Thorsell.

Stephan Grozinger moved that the Commission close the public hearing for revisions.

Stephan Grozinger moved that the Commission adopt the recommendations for the Weston Zoning Regulations for Section 374 on Non Conformity, to be effective immediately. Seconded by Katie Gregory. Vote in favor (7-0)

Commissioner Paul Heifetz and Jane Connolly left the meeting.

ZONING REGULATIONS: ADDING ZERO INCREMENTAL RUNOFF REGULATIONS

Town Engineer John Conte presented his thoughts and research on writing a Zoning Regulation on Zero Incremental Runoff which is now stated in the Subdivision Regulations but not in the Zoning Regulations. This would mean that every building permit would perhaps need to have a drainage calculation, for a fee, added to the building permit fee for an activity. Mr. Conte referenced his research with the Town of Westport, who give no exemptions, and felt that there are so many variables with every lot being different and that it would be very hard to make a list of exemptions and perhaps a drainage calculation be submitted with every application. A discussion ensued.

To be discussed at the next meeting.

OTHER BUSINESS:

Dan Gilbert stated that he had contacted Jim Gibbons of UCONN regarding his 2 hour presentation at a regular meeting scheduled on May 6. Mr. Gilbert felt that a special meeting should be held for Mr. Gibbons on Thursday, May 8<sup>th</sup>, at 6 p.m. in the ANNEX with dinner provided.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: