

Edited by Tracy Kulikowski, Ken Edgar & Tom Failla

PRESENT: Tom Failla, Chairman; Don Saltzman, Ken Edgar, Sally Korsh, Britta Lerner, Jim Carlon
Absent: Jane Connolly

Also present: Land Use Director

Digitally recorded on 9/22/14

SPECIAL MEETING:

DISCUSSION/DECISION: REFERRAL FOR CGS SECTION 8-24 REPORT FOR THE INSTALLATION OF TRAFFIC CALMING DEVICES IN WESTON HIGH SCHOOL PARKING LOT, SCHOOL ROAD (TOWN OF WESTON)

Dr. Jo-Ann Keating, School Business Manager and Joe Olenik, Director of School Facilities, described the 10 sets of speed humps with signage in the Weston High School parking lot on School Road. These are same as the ones installed at the Middle School which are working very well and have helped the situation by improving pedestrian and vehicular safety.

Sally Korsh moved that the Commission give a positive recommendation for the CGS Referral Section 8-24 Report for the installation of 10 sets of traffic calming devices in the Weston High School parking lot, on School Road. Seconded by Britta Lerner. Vote in favor (6-0) Jane Connolly absent.

RECEIPT OF APPLICATION: APPLICATION FOR SUBDIVISION APPROVAL, HIDDEN SPRING SUBDIVISION, MAP 5, BLOCK 1, LOT 1, HIDDEN SPRING DRIVE (IRON SHIELDS INVESTMENT LLC/LANDTECH)

Juan Parades, P. E. of Land Tech went over the plans in detail and explaining the wetland ratios on each lot. There are three lots; Lot 1 consisting of 3.182 acres, Lot 2 consisting of 4.650 acres and Lot 3 consisting of 2.53 acres. The Conservation Commission has given its site specific approval for the subdivision and has required site specific approval for each lot. A discussion followed concerning road improvements that will be needed.

Ken Edgar moved that the Commission receive the application for a 3 lot subdivision on Hidden Spring Drive. Seconded by Jim Carlon. Vote in favor (6-0) Jane Connolly absent.

A public hearing will be held at the next meeting on October 6, 2014. The lots are staked for an independent site walk by the Commission members by the next meeting.

RECEIPT OF APPLICATION: APPLICATION FOR A SPECIAL PERMIT, NEW WESTON HEBREW SCHOOL TO BE LOCATED IN THE NORFIELD GRANGE, 12 GOODHILL ROAD (RABBI HECHT)

No one was present for this application. The Commission requested that the application be heard at the next meeting and to have a representative from the Norfield Grange present.

RECEIPT OF APPLICATION: APPLICATION FOR MODIFICATION OF A SPECIAL PERMIT, ASPETUCK VALLEY COUNTRY CLUB, 67 OLD REDDING ROAD FOR A MODIFICATION TO THE LANDSCAPE PLAN (P. CERRONE, ARCHITECT)

Commission member Ken Edgar recused himself as he is a member of the Aspetuck Valley Country Club.

Philip Cerrone, Architect, presented an application for a Modification of a Special Permit for the Aspetuck Valley Country Club for a modification of the Landscape Plan to relocate a vegetable garden by the Maintenance Facility to in front of the existing pool. The plan will provide a wire mesh fence for the garden. The planned landscaping screening for the pool and pool house will provide extra screening for the vegetable garden. The twenty evergreens to be planted in 2014 are also shown on the plan is to take the plants proposed for that area and move them between the garden and Old Redding Road. More plants are going in the same area.

Tom Failla moved that the Commission receive the application for a modification of a Special Permit for the Aspetuck Valley Country Club, 67 Old Redding Road for a modification to the Landscape Plan. Seconded by Don Saltzman. Vote in favor (5) Ken Edgar recused and Jane Connolly absent.

A public hearing will be held at the next meeting on October 6, 2014.

DISCUSSION/DECISION: REVIEW OF LANDSCAPE SCREENING AT THE ORGANIC WASTE AREA NEAR THE 18TH GREEN, ASPETUCK VALLEY COUNTRY CLUB, WEST SIDE OF OLD REDDING ROAD (CONDITION #4 OF THE JULY 21, 2014 APPROVED SPECIAL PERMIT MODIFICATION) P. CERRONE, ARCH.)

Ken Edgar recused as he is a member of the Aspetuck Valley Country Club.

P. Cerrone, Architect, presented a plan to the Commission showing the proposed of planting twelve- 8 to 10 foot pines to be planted in a row to screen the organic waste area behind the existing deciduous trees. The 8 to 10 foot height is the starting height for the proposed trees. A discussion followed.

Don Saltzman moved that the Commission approve the application for the Aspetuck Valley Country Club for modification of landscape screening of the organic waste area near the 18th green at Aspetuck Valley Country Club per plans submitted, sheet L-2, prepared by P. Cerrone, Architect, dated 9/9/14. Seconded by Britta Lerner. Vote in favor (5) with Ken Edgar recused and Jane Connolly absent.

DISCUSSION/DECISION: REFERRAL FOR CGS SECTION 8-24 REPORT FOR THE USE OF THE LACHAT FARMHOUSE AND ASSOCIATED PARKING. 106 GODFREY ROAD (TOWN OF WESTON)

First Selectman Gayle Weinstein, Carol Baldwin and Ellen McCormick presented the proposal for the use of the Lachat Farmhouse and associated parking. The proposal is to utilize the first floor of the Lachat Farmhouse for education programs, art related programs and cultural activities for children and adults. The second floor of the house will be used as a residence for a farmer. A site plan was also submitted for 28 parking spaces in the vicinity of the Lachat Farmhouse and barns. The 28 spaces include 3 existing garage spaces. The Lachat Oversight Committee is planning on having small groups visiting the property, not large groups that would necessitate parking for large vehicles or school buses.

LACHAT CONT:

A discussion followed regarding hours of operation, pre-existing two dwelling units on one parcel, walking paths on the site for safety, and an adequate septic system. A discussion also followed on the scope of the proposed use of the house with activities scheduled by subscription or reservations for small groups of about 20 people.

Ken Edgar moved that the Commission give a positive CGS Section 8-24 Report for the use of the Lachat Farmhouse and associated parking as described in the First Selectman's memorandum. Seconded by Sally Korsh. Vote in favor (6-0) Jane Connolly absent.

APPROVAL OF MINUTES: 7/7/14, 7/21/14 AND 9/8/14

Sally Korsh moved that the Commission approve the minutes of 9/8/14 as edited. Seconded by Tom Failla. Vote in favor (6-0) Jane Connolly absent.

Tom Failla moved that the Commission approve the minutes of 7/21/14 as edited. Seconded by Sally Korsh. Vote in favor (5-0) Jane Connolly absent, Ken Edgar abstained.

Tom Failla moved that the Commission approve the minutes of 7/7/14 as edited. Seconded by Sally Korsh. Vote in favor (5-0) Jane Connolly absent, Ken Edgar abstained.

STAFF REPORT:

The Land Use Director stated that she received a notice from the Town of Easton and SWRPA to construct a housing development with an affordable component two and a half miles from the town line of Weston. A discussion followed. The Commission requested that the Land Use Director write a letter to the Town of Easton and SWRPA that the Commission has no concern.

The Land Use Director also stated that the Ryan house on Bernhard Drive would have its roof lowered based on architectural drawings submitted to the Building Inspector.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval. Unanimous approval on October 6, 2014