

Present: Jane Connolly, Chairman; Stephan Grozinger, Pierre Ratte, Don Saltzman, Britta Lerner  
Absent: Joe Limone and Ken Edgar

Also present: Land Use Director

APPROVAL OF MINUTES: Agenda item moved to the end of the meeting.

RECEIPT OF APPLICATION: SKUNK PROPERTIES LLC, LOT DEVELOPMENT PLAN, PLAN E, LOT 3, FAR HORIZON SUBDIVISION, 10 LADDER HILL ROAD SOUTH (THE HUNTINGTON CO.)

M. Buturla of the Huntington Company presented an application for lot development for Plan E, Lot 3 of the Far Horizon Subdivision, at 10 Ladder Hill Road South. He gave the history of the lot and stated that a client had purchased all the lots and would like to build on Lot 3. The applicant has Conservation approval. The proposed house will be approximately 7,800 square feet with four bedrooms.

After a discussion, the Commission advised the applicant to include a soil disturbance report and a zero incremental runoff certification in the application.

Stephan Grozinger moved that the Commission receive the application for a Lot Development Plan, Plan E for Lot 3 of the Far Horizon Subdivision at 10 Ladder Hill Road South. Seconded by Jane Connolly. Vote in favor (5-0) Joe Limone and Ken Edgar absent.

M. Buturla was requested to stake the property for an independent site walk before the next meeting on July 16<sup>th</sup>.

18mins36sec.

DISCUSSION/DECISION: DETERMINATION OF WHETHER TAX ASSESSOR LOTS 1-3-20 AND 1-3-21 HAVE MERGED BY SECTION 311.5 OF THE ZONING REGULATIONS, 115-119 GEORGETOWN ROAD (MEHOS)

The Chairman Jane Connolly stated she knew and worked with the applicant, Nancy Mehos, at the middle school some time ago, but stated that she was not biased and saw no need not recuse herself.

## DISCUSSION: MEHOS CONT:

Attorney Ed Schenkel, representing Nancy Mehos, also present, requested an opinion as to whether the 2 lots shown on the Property Survey Prepared for The Estate of George H. & Demetria H. Mehos merged into one lot because they have had and do have the same owner.

This issue was referenced to Section 311.5 of the Zoning Regulations. Attorney Ed Schenkel gave a very detailed analysis to support his belief that there was no merger. A discussion followed. The Chairman was not sure if the Commission had the power to hear or give an advisory opinion. After discussion, it was generally agreed that the section at issue appeared to deal with a situation involving a new building on an existing lot. No such building is proposed here.

50mins40 sec.

DISCUSSION/DECISION: REFERRAL FROM ZONING ENFORCEMENT OFFICER, APPLICATION FOR A ZONING PERMIT. REBUILD GARAGE WITH ROOM ABOVE, 9 MEADOWBROOK LANE (SHAPIRO)

No one was present for this agenda item.

The Land Use Director explained the application and stated that she is waiting for plans from Mr. Shapiro to include a revised A-2 Survey with 100 year floodplain boundary and the 50 foot watercourse setback line delineated thereon. She also stated & explained that Mr. Walpuck has met with her twice to review potential violations with the proposed construction at 9 Meadowbrook Road. His claim is that the house and proposed garage are in the front setback. The owner's survey indicated that the lot is a rear lot and that the house and garage conform to the side yard setback requirements. Discussion followed. It was noted that the house was built in 1935 prior to the adoption of Weston's zoning regulations.

The Commission felt that Mr. Shapiro needs a complete application. The matter was adjourned to the July 16<sup>th</sup> meeting with the request that he appear to discuss his application.

DISCUSSION/DECISION: BOARD OF SELECTMEN REVIEW OF WESTON'S GENERAL CODE, CHAPTER 12, STREETS, SIDEWALKS AND PUBLIC GROUNDS, ARTICLE II DRIVEWAY CONSTRUCTION, VARIANCES FOR DRIVEWAYS

Town Engineer John Conte was present to discuss review of Weston's General Code, Chapter 12 and Article II Driveway Construction and Variances for Driveways. Mr. Conte explained his responsibility under the ordinance and discussion ensued as to the responsibility of the Board of Selectmen and those, if any, of other commissions. Discussion continued as to whether the Planning & Zoning Commission could execute the driveway ordinance more efficiently.

A sense of the meeting was taken to see if the Commission wanted to undertake this responsibility. Discussion ensued about the Commission's role. It was envisioned that the Commission would essentially be limited to drafting appropriate regulations which would, for the most part, be implemented by John Conte and staff. Requests for a variance from such regulations would go to ZBA. Stephan Grozinger noted there is so much overlap in the regulations and ordinance that the Commission should take on this task to ensure compatibility. Also discussed was the necessity of a writing from the Board of Selectmen to the Commission asking the Commission to assume this responsibility before any drafting begins. The Town Engineer will talk to the First Selectman.

APPROVAL OF MINUTES:

After discussion and editing, Stephan Grozinger moved that the Commission approve the minutes of June 18, 2012. Seconded by Britta Lerner. Vote in favor (6-0) Jane Connolly abstained as she was absent from this meeting.

STAFF REPORT:

The Land Use Director went over several items included in the Staff Report with discussion to include Cobbs's Mill and the Arkin citation.

The Land Use Director stated that SWRPA is celebrating their 50<sup>th</sup> Anniversary and would like to present a report to the Commission. October 24<sup>th</sup>, 2012 was suggested as a date for such meeting.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval on 7/16/12