

Present: Tom Failla, Chairman; Jane Connolly, Vice Chairman; Don Saltzman, Ken Edgar, Britta Lerner, Sally Korsh, Richard Wolf

Als present: Land Use Director

Meeting digitally recorded on 2/1/16

RECEIPT OF APPLICATION, MODIFICATION OF SPECIAL PERMIT, ASPETUCK VALLEY COUNTRY CLUB, 67 OLD REDDING ROAD, INSTALLATION OF SEASONAL AIR STRUCTURE TO ENCLOSE 2 EXISTING TENNIS COURTS (P. CERRONE, ARCHITECT)

Present for this presentation: Carolyn Kepcher, Vice President & General Manager of Aspetuck Valley Country Club; Phillip Cerrone, Architect

Commission member Ken Edgar recused himself from this application as he is a member of the Club.

Mr. Cerrone gave a quick history and explained that a proposed air supported structure will be located over 2 existing tennis courts about 300 feet from Old Redding Road and the height above the average grade will be 30 feet. The proposed structure would be used seasonally from 8 a.m. to 10 p.m., mid October to mid April.

Britta Lerner moved that the Commission receive the application for a Modification of a Special Permit, Aspetuck Valley Country Club, 67 Old Redding Road, for installation of a seasonal air structure to enclose 2 existing tennis courts. Seconded by Jane Connolly. Vote in favor (6-0) Ken Edgar recused.

A public hearing will be held on March 7<sup>th</sup>, 2016 at 7:15 p.m at the Town Hall Annex Conference Room, 24 School Road. An individual site walk by members can be arranged by calling Carolyn Kepcher at 203 226 4701.

RECEIPT OF APPLICATION, PETITION TO AMEND THE ZONING REGULATIONS TO CREATE PROPOSED SECTION 323, ACTIVE ADULT COMMUNITY DISTRICT (LANDTECH)

Present for this receipt of application were: Peter Romano of Land Tech; Jess Dipasquale, Joe Lipton, Waterbury LLC (developer) R. Pryor of Land Tech, Philip Cerrone, Architect and Diana Heisinger, Real Estate Agent.

The Chairman read from a letter dated January 28, 2016 the following: "On behalf of Weston residents Jesse Dipasquale and Joe Lipton of Waterbury, LLC, we are hereby submitting a request for an "Amendment of the Zoning Regulations: to Article III – General Regulations to allow an "Active Adult Community District". The subject property under consideration for the AACD (the "Phillips property") is located in the vicinity of 7 & 13 Waterbury Road that includes 2 unnumbered parcels of land. The Active Adult Community District is suggested to be an age restricted community of residents 55 years old and over". The Chairman stated that the Commission will focus on the text amendment but not on that particular property, which would have to be the subject of a separate submission if the zoning change were to be approved.

Mr. Dipasquale went over the history of securing the property for this activity and his concern for the senior citizens in Weston. Mr. Romano stated that they are requesting this zoning change first, and took the Commission through a conceptual description of how the 15-acre Phillips property might be developed if the amendment to the Zoning Regulations were to be approved. He also showed a sample of development that has occurred in New Canaan.

Tom Failla stated that the Commission needed time to provide notice to the Regional Planning Agency and others and would suggest a public hearing on April 4, 2016. The Land Use Director stated that the Commission must also refer the proposed text amendment to the Western Connecticut Council of Governments and the Greater Bridgeport Regional Council because the proposed regulation would affect a zoning district (the Two Acre Residential and Farming District) that is within 500 feet of a boundary with another community. The Commission must give written notice of the proposed amendment to the regional planning agencies at least 35 days prior to the date assigned for a public hearing to be held.

PETITION TO AMEND THE ZONING REGULATIONS CONT:

Don Saltzman moved that the Commission receive the application, Petition to amend the Zoning Regulations to create proposed Section 323, Active Adult Community District. Seconded by Jane Connolly. Vote in favor (7-0).

A public hearing date of April 4, 2016 at 7:15 P.M. was selected. The location of the hearing is to be determined.

DISCUSSION/DECISION: APPLICATION FLOOD ZONE DEVELOPMENT PERMIT, 108 VALLEY FORGE ROAD, REPAIRS/RENOVATIONS TO EXISTING NON-CONFORMING HOUSE (K. RHODES)

Mr. Rhodes was present. He stated that the house at 108 Valley Forge is in the floodway and was built in 1968 before Flood Zone regulations.

The Land Use Director came forth to give the presentation from her and the Code Enforcement Officer. The issues related to construction work at 108 Valley Forge Road and the town's enforcement responsibilities under the National Flood Insurance Program (NFIP). The contract purchaser would like to make renovations and repairs to the house.

The NFIP requires that "substantially improved buildings" be brought into compliance with the current floodplain management requirements. Substantial improvement is defined by regulations as "any combination of repairs, reconstruction, alterations, addition or other improvement of a structure (taking place within a 10 year period), the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. Therefore the Land Use Department will need to track the cost of all of the improvements to the 108 Valley Forge Road in a spreadsheet over the next 10 years to make sure the total does not exceed 50% of the market value.

The applicant has submitted an appraisal of the value of the house. The sense of the Commission was that Town Assessor Ken Whitman should visit the property and verify the reasonableness of the appraisal and that disposition of this matter should be handled at the staff level.

APPROVAL OF MINUTES:

Jane Connolly moved that the Commission approve the minutes of January 4, 2016 as edited by Ken Edger. Seconded by Britta Lerner. Vote in favor (6-0) (Sally Korsh abstained.)

DISCUSSION: TRANSIT ORIENTED DEVELOPMENT PLAN FOR THE BRANCHVILLE STATION AREA,  
RIDGEFIELD (T. FAILLA)

The Chairman felt the Commission could discuss this agenda item at another time.

Meeting adjourned:

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval on March 7, 2016