

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

Also present: Land Use Director

Meeting digitally recorded on 1/4/16

DISCUSSION/DECISION: MODIFICATION TO LOT DEVELOPMENT PLAN (ORIGINAL LOT DEVELOPMENT PLAN APPROVED 7/21/2003 FOR MEHTA, 43 WALNUT LANE (W. GLENN MAJOR, ATTORNEY)

Also present: Roger Webb, contractor

Attorney Major was present to represent Mr. Mehta and went over the history of the lot back to 2004. The site work done by others was not in line with the conditions of the Planning & Zoning Commission or the Conservation Commission. The applicant now has Conservation approval re the retaining walls and wetland crossings including the bridge. The 2003 foundation is in and where it is supposed to be. The issue is with the two particular walls one of which is 18 ft. high. The new walls will meet all the Planning & Zoning regulations. A discussion followed.

The Chairman stated that he had walked the entire property and this looked good to him.

Roger Webb will be doing the retaining walls and septic system. Attorney Major felt that they have the issues in hand. Richard Wolf requested that some of the notes on the plan be revised and initialed including the pool. Also noted that the drainage report was included with zero incremental runoff. Ken Edgar noted that the map also does not show setbacks. The Land Use Director stated that the house was in the right place.

Don Saltzman read the draft of approval with conditions prepared by the Land Use Director. A discussion followed.

Don Saltzman moved that the Commission approve the modification of the Lot Development Plan for Lot 4 of the Walnut Lane Subdivision, 43 Walnut Lane to modify the proposed patio, to relocate the proposed septic system, to remove and modify existing boulder walls, to add retaining walls, and to regrade the area of the property behind the house as shown on the site plan entitled "Retaining Walls and Grading," prepared by Atlantic Consulting and Engineering LLC, dated 12/10/14, last revised on 12/7/15, subject to conditions.

Seconded by Ken Edgar. Vote in favor (6-0) Sally Korsh absent.

DISCUSSION/DECISION: LETTER OF SUPPORT FOR ASPETUCK LAND TRUST'S STATE OPEN SPACE GRANT APPLICATION TO PURCHASE OPEN SPACE LAND IN WESTON (D. BRANDT)

The Chairman had received a letter from David Brandt, of Aspetuck Land Trust, to request support of the Planning & Zoning Commission for Aspetuck Land Trust's State open space grant application to purchase open space land in Weston. A discussion followed and the Commission members decided to remain silent on this issue.

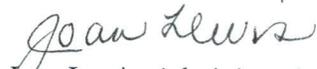
ELECTION OF CHAIRMAN AND VICE CHAIRMAN PURSUANT TO SECTION 6.3(B) OF THE TOWN CHARTER

The Chairman stated that he was willing to continue as Chairman with Jane Connolly as Vice Chair and commending her for her work on the Strategic Plan for the Town.

Britta Lerner moved that the Commission elect Tom Failla to continue as Chairman for 2016 and also Jane Connolly as Vice Chairman for 2016. Seconded by Don Saltzman. Vote in favor (6-0) Sally Korsh absent.

Meeting adjourned.

Respectfully submitted.


Joan Lewis, Administrative Assistant

Approval:

2.6.16 Unanimous approval