Present: Stephan Grozinger, Chairman; Jane Connolly, Vice Chairman; Don Saltzman, Ridge Young, Katie Gregory, Joe Limone, David Allan Also present: Land Use Director

Meeting on 2 tapes dated 4/5/10

TOWN PLAN
The members met to go over the draft of the Town Plan. David Allen was not present for this section.

APPROVAL OF MINUTES: MARCH 15, 2010

Don Saltzman moved that the Commission approve the minutes of March 15, 2010 as amended. Seconded by Katie Gregory. Vote in favor 5 – David Allen absent and Joe Limone absent from the room.

CHAIRMAN'S REPORT:

Stephan Grozinger reported on his meeting with the Zoning Officer, James Pjura on the following:

59 Lyons Plains Road, the Coley residence. The Zoning Officer has sent a letter of violation and believe that it has been received with the return of the certified mail signed card. Mr. Grozinger also referred to a letter a from the Town Attorney Patricia Sullivan as follows:

" My name is Patricia Sullivan and I serve as the Town Attorney for the Town of Weston, Connecticut. I understand that you are the son of Anna R. Coley who passed away in 1997. Your mother is still the record owner of property located at 59 Lyons Plains Road in Weston. Unfortunately, the property has fallen into disrepair. It is now in violation of our local junk and zoning regulations. We have repeatedly asked Theodore Coley, who resides at the property and who I believe to be your brother, to address these issues, but he has failed to do so. We have checked with the Probate Court and no estate has been opened in your mother's name. I am sending you this letter because I believe you to be an heir to your mother's estate and believe you might have an interest in the property which remains in her name. The Town would like to see the violations corrected on the property and to avoid, if possible, any further unnecessary legal action. Please let me hear from you."

47 Blueberry Hill – regarding two apartments, with no permits, in the house where the owner is absent. A letter has been sent by the Zoning officer.

8 Hillside – two apartments – the apartment is permitted and the homeowner is living there.

CHAIRMAN'S REPORT CONT:

306 Lyons Plains – Faillace – Mr. Grozinger stated that Mr. Faillace has to go through all three land use boards and the Land Use Director noted that it is moving along.

26 Glory Road regarding shipping containers present on the property.

Don Saltzman stated his concern regarding the two mountains of dirt on the Aspetuck Valley Country Club property other than the construction work of the new pool. Stephan Grozinger asked Don Saltzman to email the Zoning Officer regarding same.

Stephan Grozinger also informed the Commission that he will be speaking at the League of Women Voters meeting on April 9th.

RECEIPT OF APPLICATION – MODIFICATION OF A SUBDIVISION APPROVAL – FAR HORIZONS SUBDIVISION, 10 LADDER HILL ROAD (ADC – 10 LADDER HILL LLC)

Mike Pitrello of the Huntington Company, representing C. Spath, presented the application to the Commission stating that they are requesting two additional waivers on Far Horizon Subdivision, located at 10 Ladder Hill Road South, approved but not recorded, subdivision on the requirements and construction of a neighborhood lane.

"Section 3.10.13 c, e and f: to work close in harmony with the existing driveways grades. We are requesting that the portion from station 0 + 50 to 1 + 50 be allowed to be constructed with a grade not to exceed 15% as shown on the current approved plans sheet #P1.
Section 3.10.6a: With regards to constructing the standard turnaround, we are requesting that this be waived and be allowed to construct a non-standard turnaround, as shown on the current approved plans sheets R1 and S1, which have been previously approved by the Fire Marshal and the Town Engineer.

The intent for these additional waivers is to allow Lot 4 to be served by this modified neighborhood lane serving a total of 3 lots (Lot 4 being located approximately 350 feet west of Ladder Hill Road South) working closely with the natural characteristics of the land, section 3.2 and section 3.3 based upon this site's unique topographical conditions and the reduction of the amount of earthwork required between the original five lot plan and the modification to four lots supports our waiver request. Again, no changes are proposed or required to the current approved plans."

Katie Gregory noted that since this subdivision has been approved, we have two new members of the Commission. Mr. Petrillo stated that it does not technically meet all the

FAR HORIZONS CONT:

subdivision regulations regarding the turnaround and the grading of the common driveway.

Katie Gregory moved that the Commission receive the application for a modification of the subdivision, Far Horizon Subdivision. Seconded by Don Saltzman. Vote in favor (7-0).

Mr. Petrillo stated that Mr. Spath will be at the next meeting and bring a colored map with overlays. Also requested that the Town Engineer be present.

DISCUSSION/DECISION: APPOINTMENT OF TEMPORARY ZONING ENFORCEMENT OFFICER FROM APRIL 9TH THRU APRIL 16, 2010.

Don Saltzman moved that the Commission nominate Tracy Kulikowski, Land Use Director, to be the Temporary Zoning Officer from April 9th thru April 16, 2010 while James Pjura is on vacation. Seconded by Ridge Young. Vote in favor (7-0)

DISCUSSION: Katie Gregory stated that she felt there should be a review of the Zoning Officer's position. Discussion followed.

OTHER BUSINESS:

The Land Use Director presented to the Commission with draft amendments to the Flood Plain Management Regulations, effective June 18, 2010. Draft revisions were recommended by Ct. DEP, December 14, 2009 and additional Staff recommended revisions were added on April 5, 2010. The Land Use Director noted that the Flood Plain Management Regulations from other towns are included in their Zoning Regulations, where as the Town of Weston's are separate.

Stephan Grozinger asked the Commission members to review the draft and discuss it at the next meeting on April 19th. This document will then need to go to a public hearing.

Meeting adjourned.

Respectfully submitted,

Joan Lewis, Administrative Assistant

Approval: unanimous approval 4.19.10