

Stephan Grozinger, Chairman; Jane Connolly, Vice Chairman; Don Saltzman, Paul Heifetz, Ridge Young – Absent/late Katie Gregory and Dan Gilbert

Meeting on tapes 1-4 dated 9/21/09

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APPROVAL OF MINUTES:

Paul Heifetz moved that the Commission approve the minutes of September 8, 2009 with correction. Seconded by Don Saltzman. Vote in favor (4-0) Jane Connolly absent from the 9/8/09 meeting. Katie Gregory and Dan Gilbert absent from this meeting.

CHAIRMAN'S REPORT:

Stephan Grozinger reported on a letter he had written to Victoria Farr, a summer intern for the Town of Weston, for her invaluable work on a project for Planning & Zoning subdivisions.

Stephan Grozinger also reported a letter to Town Attorney Ken Bernhard regarding the Valley Forge Bridge. A discussion followed.

Stephan Grozinger submitted a draft "editorial" letter to the Commission members that he would like to submit for publication to the Weston Forum regarding the 8-24 Report and the Town being exempt from Zoning.

Don Saltzman moved that the Commission approve the 'editorial' letter for publication in the Weston Forum. Seconded by Paul Heifetz. Discussion: A revision discussed to the draft to take out the negative wording of "squabbles". Vote in favor (5-0) Dan Gilbert and Katie Gregory absent.

Stephan Grozinger gave a report that the Zoning Officer James Pjura has been taking instruction on title searching and the computer.

Stephan Grozinger reported that the 11 Blueberry Hill defect on the property has not been corrected, so the Zoning Officer has issued a cease and desist. It was noted that this resident went for a variance and was denied.

Stephan Grozinger reported that the Zoning Officer is checking into a possible illegal apartment at 36 Kellogg Hill.

CHAIRMAN'S REPORT CONT:

Stephan Grozinger also reported on Connors Lane (Kelly subdivision) a driveway over the wetlands going to the lot abutting the subdivision and not in the subdivision. A discussion followed noting the conditions of the subdivision and it was felt that the Commission could require them to remove the gravel driveway.

DISCUSSION CONT: SURVEY GRID

The Chairman submitted a revised survey grid to the Commission members that he created from a grid that the Commission members had seen at the Town of Fairfield's Planning & Zoning office. After a discussion, the Chairman requested that the grid be sent to all surveyors familiar to the Land Use Department.

Don Saltzman moved that the Commission approve the revised grid and that it shall be sent to all surveyors and be effective October 1, 2009. Seconded by Jane Connolly. Vote in favor (5-0) Katie Gregory and Dan Gilbert absent.

DISCUSSION: POLICY ON POLITICAL SIGNS

At Paul Heifetz's request, this item was placed on the agenda for discussion, as he felt it was important to have some understanding of what is permitted and where the political signs are allowed.

Don Saltzman gave a brief history of a policy and that they were not to be placed on Town land and all signs would be allowed until Election Day. He also stated that he would not be happy about creating an ordinance. He suggested talking to the Republican and Democratic Town Committees.

Stephan Grozinger stated that the current regulations do not include a regulation on political signs and the Planning & Zoning Commission does not regulate political signs and agreed with Don Saltzman. Paul Heifetz stated that he was interested in site lines and safety issues regarding the placement of the signs.

Don Saltzman did not want anything and Jane Connolly felt it should emanate from somewhere else.

With time permitting, Don Saltzman moved that the Commission discuss the Town Plan survey. Seconded by Jane Connolly. Vote in favor (5-0) Katie Gregory and Dan Gilbert absent.

A discussion followed on withdrawing some of the questions on the survey that had been presented by the consultant and also that the survey was too long.

Woody Bliss felt that some of the questions do not apply to Planning & Zoning and are under the purview of other Commissions; such as recreation and the library.

Paul Heifetz moved that the Commission move the 8-24 Report to be taken first. Seconded by Jane Connolly. Vote in favor (5-0) Katie Gregory and Dan Gilbert absent.

**PUBLIC HEARING: 8-24 BOOSTER BARN, SCHOOL ROAD, SITE PER CONDITION OF ORIGINAL NOVEMBER 13, 2001, FOR THE WESTON PUBLIC SCHOOL SITE. (BOARD OF SELECTMEN)**

The Chairman read the legal notice into the record for the Public Hearing.

First Selectman Woody Bliss went thru the application in detail as he did at the last meeting for a receipt of the application. He stated that the 8-24 Report is for a Booster Barn on the school campus whose location is being modified.

Don Saltzman felt that this was easy as it was on the original plan and they are moving the Booster Barn just a few feet and it should be done. Ridge Young raised the question of the road being closed with barriers during sporting events and Peter Figola agreed that this will be done and discussed the safety issues involved. Jane Connolly and Paul Heifetz were in agreement.

**PUBLIC COMMENT:**

Patty Gay of the Weston Forum questioned the size of the Booster Barn? The answer is 20 by 40 feet. Also there will be a "fryolater" with a grease trap for cooking purposes. She also questioned the finished cost and Mr. Figola stated that they are still in the process of getting bids. Also that construction will be as soon as possible.

Don Saltzman moved that the Commission close the public hearing. Seconded by Paul Heifetz. Vote in favor (5-0) Katie Gregory and Dan Gilbert absent.

Don Saltzman moved that the Commission approve the application, dated September 4<sup>th</sup>, 2009, from the Board of Selectmen and accompanying materials related to the relocation of the Booster Barn on the Weston Public Schools campus. Seconded by Paul Heifetz. Vote in favor (5-0) Katie Gregory and Dan Gilbert absent.

PUBLIC HEARING: ZONING TEXT AMENDMENT, SECTION 336 AND 337

Stephan Grozinger read the legal notice into the record for the public hearing.

Don Saltzman stated his concern about the length of time (5 years) and discussed how long should it be? He felt a blanket of 5 years could be a problem. A discussion followed.

Patty Gay of the Weston Forum questioned what triggered this revision? The Chairman stated that the Aspetuck Valley Country Club have filed a law suit.

There are several other permits affected such as: the Weston Historical Society Archive Facility, Emmanuel Episcopal Church Parish Hall, The Weston Volunteer Fire Department Station 2, and The Girl Scouts Lodge.

Public Comment:

Bill Lomas, abutting neighbor for the Emmanuel Episcopal Church Parish Hall, stated his concern as to when this project would be finished. Don Saltzman asked Mr. Lomas if anything had been an annoyance? Mr. Lomas stated that the church has adhered to all the conditions but wanted to know how long will the construction go on?

The Land Use Director read the comments from SWRPA, dated September 9, 2009, recommending approval.

Paul Heifetz moved that the Commission close the public hearing. Seconded by Jane Connolly. Vote in favor (5-0) Katie Gregory and Dan Gilbert absent.

Paul Heifetz moved that the Commission approve the Zoning Text Amendment, Section 336 and 337, as amended by Jane Connolly. Seconded by Don Saltzman. Vote in favor (5-0) Katie Gregory and Dan Gilbert absent.

Katie Gregory arrived at the meeting 8:45 p.m.

At this point the meeting was ready to adjourn but with the arrival of Katie Gregory, head of the Town Plan, and also Dan Gilbert at 8:55 p.m. The members discussed the questions in the survey and was the survey too long. An intense discussion ensued.

TOWN PLAN - SURVEY CONT:

Dan Gilbert arrived at the meeting at 8:55 p.m.

The discussion continued and Katie Gregory felt it was the best use of our dollars to give the Town Plan and survey credibility. Planning & Zoning credibility. Paul Heifetz asked if the Commission had signed a contract and the answer was yes. Katie Gregory noted that the Commission is not obligated to pay the entire bill. Discussion followed.

Dan Gilbert was in favor of going ahead with the survey. Paul Heifetz questioned if the Commission could pull out?

Stephan Grozinger questioned the members if they should delay the survey and four members stated yes.

Don Saltzman moved that the Commission request the Land Use Director to try to negotiate their risk for stopping the survey.

Discussion: questions on the survey that are not our purview. For the Land Use Director to come back with a worst case scenario. Ridge Young – find out what our obligation is. The Land Use Director responded that the consultant did show up for a meeting.

Paul Heifetz moved that the Commission vote on whether or not, from all the input we have, that it still makes a contribution to the Town Plan. Seconded by Don Saltzman.

Discussion: Dan Gilbert felt the survey gives us a reliable instrument of what the Town thinks and we should move forward. Stephan Grozinger stated that he wants to look at the questions.

Vote in favor of to kill the survey at this time. (Don Saltzman and Paul Heifetz)

Stephan Grozinger requested that the members look at the questions again and come back with a succinct group of questions. Need a commitment to it in one meeting. Katie Gregory felt they should scrap it and write your own. Dan Gilbert was not in favor of that. Need to identify the questions that are untenable and start with a smaller number and Katie Gregory felt that Paul Heifetz is not in favor of the survey. We have members who do not want to do this.

Jane Connolly felt the members should give it another hard look.

Stephan Grozinger felt that at the next meeting the Survey Company should not have a representative.

To be on the agenda for the next meeting on October 5<sup>th</sup>.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Commission approved the minutes with a vote in favor of 5 and Katie Gregory and Dan Gilbert abstained as they were not present for the first part of the meeting