

PRESENT: Tom Failla, Chairman; Don Saltzman, Ken Edgar, Sally Korsh, Britta Lerner, Jim Carlon,
Absent: Jane Connolly

Also present: Land Use Director

Digitally recorded on 10/6/14

RECEIPT OF APPLICATION: APPLICATION FOR SUBDIVISION APPROVAL, 161 GOODHILL ROAD (CHARLES ROCKWELL)

Charles Rockwell and his attorney Diane Allison Esq. representing David and Mary Rockwell, presented an application for a 2 lot subdivision, a division of property, located at 161 Goodhill Road. After a discussion, more information was needed regarding frontage, health approval and location of access, to be submitted to the Land Use Director. A public hearing will be held at the next regular meeting on October 20, 2014.

Sally Korsh moved that the Commission receive the application for a 2 lot subdivision, located at 161 Goodhill Road. Seconded by Ken Edgar. Vote in favor (6-0) Jane Connolly absent.

APPROVAL OF MINUTES:

Don Saltzman moved that the Commission approve the minutes of September 22nd 2014, as edited. Seconded by Sally Korsh. Vote in favor (6-0) Jane Connolly absent.

PUBLIC HEARING: APPLICATION FOR MODIFICATION OF A SPECIAL PERMIT, ASPETUCK VALLEY COUNTRY CLUB, 67 OLD REDDING ROAD FOR A MODIFICATION OF THE LANDSCAPE PLAN (P. CERRONE, ARCHITECT)

The Chairman read the legal notice into the record for the public hearing.

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

Philip Cerrone, Architect and General Manager, Vice President of the Club, Carolyn Kepher presented the modified landscape plan for the Club showing the relocation of a vegetable garden from the Maintenance Facility to in front of the existing pool. The plan will provide a black wire mesh fence for the garden. The planned landscaping screening for the pool and pool house will also provide extra screening. The twenty evergreens to be planted in 2014 are also shown on the plan is to take the plants proposed for that area and move them between the garden and Old Redding Road. More plants are going in the same area. It was stated by Mr. Cerrone that the Club is 85% finished with the landscape plan for the Club and will be completed by the Spring.

Don Saltzman moved that the Commission approve the application for Modification of a Special Permit for the Aspetuck Valley Country Club, 67 Old Redding Road for a modification to the Landscape Plan as presented by P. Cerrone, Architect on October 6, 2014. Seconded by Sally Korsh. Vote in favor (5-0) Absent, Jane Connolly and Ken Edgar abstained as he is a member of the Club.

Recess until 7:45 p.m. for the next public hearing as noticed.

PUBLIC HEARING: APPLICATION FOR SUBDIVISION APPROVAL, HIDDEN SPRING SUBDIVISION, MAP 10, BLOCK 1, LOT 5, HIDDEN SPRING DRIVE (IRON SHIELDS INVESTMENT LLC/LANDTECH)

The Chairman read the legal notice into the record for the public hearing.

Members walked the site independently. The Chairman stated that this application will be continued to the next meeting as the Town Engineer and Fire Marshal reports are still needed.

Juan Parades, P. E. of Land Tech presented a plan of the proposed subdivision and went over it in detail. The application has been approved by the Conservation Commission for site specific and the Weston Westport Health District and the Planning & Zoning Commission would still need site approval for the three lots proposed. The owner is proposing three single family dwellings of approximately 6,000 square feet each with 6 bedrooms. A discussion followed concerning road improvements (widening of the neighborhood lane) and the turnaround.

The Chairman asked Mr. Parades to show the Commission the water drainage flow on the site. A discussion followed to include the issue of tree cutting on the site.

Peter Romano of Land Tech joined the meeting for this application.

Public Comment:

Mr. and Mrs Brunner were present as neighbors of this site. They asked when the road widening would occur and Mr. Parades stated that it would most likely be Spring.

The Land Use Director stated that the Fire Marshall needs to look at the dry hydrants with the addition of 4 houses. A discussion followed.

The applicant was requested to return on October 20th for a continued public hearing with Town Engineer's, Fire Department and Police Department approvals and also an estimate for the proposed rain garden.

OTHER BUSINESS:

Discussed two proposed regulations/ordinances from Jim Jamieson, Architect, on demolition and blight. Copies will be sent to each member.

The Chairman suggested two items for research by the Commission members – accessory housing and senior housing.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: unanimous approval on October 20, 2014 except for Jane Connolly who was absent