

Present: Stephan Grozinger, Chairman; Jane Connolly, Vice Chairman; Ridge Young, Katie Gregory, Joe Limone Absent: Don Saltzman and David Allen

Also present: Land Use Director

Meeting on tapes 1-5 dated 12/20/10

The meeting commenced at 6:35 p.m. with Attorney Michael Zizka of Murtha and Culina on speaker phone and Don Saltzman on cell phone.

PUBLIC HEARING: DETERMINATION PURSUANT TO SECTION 8-26 OF THE CONNECTICUT GENERAL STATUTES OF WHETHER SUBDIVISION APPROVAL IS REQUIRED, REVISED PARCEL 525B ON MAP 3443 AND REVISED PARCEL 475A AND 475B ON MAP 3444, GEORGETOWN ROAD (LOST TRAIL LLC) (ATTORNEY FULLER)

Applicant Robert Walpuck was present and Attorney Fuller was not present.

Attorney Zizka presented his opinion of the legality of the “stamp”.

Jane Connolly was the point person is obtaining legal counsel from Attorney Zizka of Murtha and Culina, regarding the Commission members questions and concerns on the legality of the “stamp”. A discussion followed.

Public Comment:

Robert Walpuck, the applicant asked questions of Attorney Zizka regarding the application. He also referred to the Martin property on Martin Road as a reference

The question arose on whether or not to close the public hearing tonight or keep it open for further information until January 3, 2011 meeting. Attorney Fuller would be present at the January 3, 2011 meeting.

Stephan Grozinger moved that the Commission close the public hearing. Seconded by Katie Gregory. Vote in favor (6-0) Absent: David Allen.

To be on the January 3, 2011 agenda for Discussion/Decision.

RECEIPT OF APPLICATION: SPECIAL PERMIT APARTMENT: HENDERSON, 15 SUNSET DRIVE

Joan Henderson was present to discuss her application for a special permit for an accessory apartment. Ms. Henderson stated that she would like to legalize the existing apartment because she is refinancing the house.

Katie Gregory moved that the Commission receive the application submitted by Joan Henderson, for a Special Permit for an apartment, located at 15 Sunset Drive. Seconded by Jane Connolly. Vote in favor (5-0) Don Saltzman and David Allen absent.

Katie Gregory agreed to visit the apartment.

The file is complete and will be noticed for a public hearing for the next meeting on January 3, 2011.

DISCUSSION/DECISION: MODIFICATION TO ZONING PERMIT, PETER'S MARKET EXPANSION REQUEST FOR 204 WESTON ROAD (TOLK)

Josh Tolk of Rand Realty was present. He had read the proposed draft decision and suggested a couple of changes regarding the dumpster locations.

Katie Gregory moved that the Commission approve the draft decision for the application by Weston Shopping Center Associates LLC to modify the Zoning Permit for the Weston Shopping Center at 190 Weston Road, with conditions. Seconded by Ridge Young. Vote in favor (5) Absent: Don Saltzman and David Allen.

PUBLIC HEARING CONT: MODIFICATION TO SUBDIVISION APPROVAL, FAR HORIZONS SUBDIVISION, 10 LADDER HILL ROAD (ADC-10 LADDER HILL LLC/SPATH) (6 QUALIFIED COMMISSIONERS NEEDED FOR WAIVER VOTE)

C. Spath was present. Stephan Grozinger stated that there were not enough qualified Commissioners present to vote. The agenda item will be heard on January 3, 2011.

APPROVAL OF MINUTES:

Stephan Grozinger moved that the Commission approve the minutes for 10/18/10, 11/1/10, 11/15/10 and 12/6/10. Seconded by Jane Connolly. Vote in favor (5-0) Absent Don Saltzman and David Allen

Joe Limone was absent from the 12/6, 11/15, 11/1 meetings. David Allen was absent from the 11/15 and 10/18 meetings

CHAIRMAN'S REPORT

The Chairman submitted a proposal to the Commissioners regarding surveys. A discussion followed. He also stated that he attended a meeting of the Regional Planning & Zoning Chairmen and the Sustainability Committee.

DISCUSSION CONT: PROPOSED CHANGES TO SECTION 321.2(d)(6) OF THE ZONING REGULATIONS (OWNER OCCUPANCY REQUIRED FOR RESIDENCES WITH ACCESSORY APARTMENTS)

The Commissioners discussed if owner occupancy should be required for residences with accessory apartments. After discussion a motion was made as follows:

Katie Gregory moved that the Commission permit the moratorium on enforcement of 321.2(d)(6) expire without any amendment of such regulation. Seconded by Joe Limone. Vote in favor (4) one nay Stephan Grozinger. Absent: Don Saltzman and David Allen

DISCUSSION: TOWN PLAN IMPLEMENTATION
Postponed until the next meeting on January 3, 2011

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval of (4-0) Don Saltzman, Jane Connolly and David Allen absent.