

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

Also present: Land Use Director

Meeting on tapes 1-3 dated 2/7/11

APPROVAL OF MINUTES: 1/24/11

Katie Gregory moved that the Commission approve the minutes of January 24, 2011 as amended.. Second by Jane Connolly. Vote in favor (6-0) David Allen absent

CHAIRMAN'S REPORT:

The Chairman went over his items in the Chairman's Report that he discussed with the Zoning Officer.

Don Saltzman stated that he was not in favor of losing any members of the Land Use Department, regarding new Budget cuts. Discussion ensued. This item was also to be continued at the end of the meeting. It was the intention for the Planning & Zoning members to go to the Board of Selectmen including all chairmen of all Boards affected and hopefully get on their agenda for discussion.

DISCUSSION CONT: POTENTIAL AMENDMENTS TO ZONING REGULATIONS, SECTION 350.1, FOR SALE OR LEASE SIGNS

Stephan Grozinger submitted to the Commission the Proposed Amendments to Section 350.1 "For Sale or Lease Signs" to include current language, proposed replacement 1 and proposed replacement 11 (submitted by Ryan Cornell).

A discussion ensued that included the size of the sign, the number of hangars, and also adding "toppers" to state "for rent or lease". The consensus of the Commission were five members in favor of removing the single rider and two were in favor of the multiple riders. All were in favor of the five foot set back. Another consensus was taken on the size of the sign – 6 feet over all to include two riders or a four foot sign with two riders. The discussion continued.

Stephan Grozinger read the proposed 350.1 For Sale or Lease Signs as follows: One sign advertising the sale or lease of a property shall be permitted, provided such sign is located on said property and is set back at least ten feet from any side or rear property line. Such sign shall consist of a support post and crossbeam and a single primary placard measuring no more than four square feet. Notwithstanding the foregoing, up to two ancillary

REAL ESTATE SIGNS CONT:

placards may hang from, or otherwise be affixed to the primary placard, provided such ancillary placards shall measure no more than six (6) square feet in the aggregate. Each sign shall be removed no later than the consummation of the particular sale or lease transaction for which it was installed.

Don Saltzman moved that the Commission go forward by sending this proposed regulation to SWRPA and the Town Attorney and to hold a public hearing in accordance with the State Regulations for Proposed Replacement No. 1, as amended. Seconded by Ridge Young. Vote in favor (6-0) David Allen absent.

Joe Limone moved that the Commission institute a moratorium on enforcement of the current regulation Section 350.1 of the Zoning Regulations for "For Sale or Lease Signs" pending the final outcome for the Proposed Replacement 1.

Vote in favor (6-0) David Allen absent.

PUBLIC HEARING: AMENDMENTS TO SECTIONS III (D), III (E) AND V (A) OF THE FLOOD PLAIN MANAGEMENT REGULATIONS

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

It was stated that these amendments would help flood plain applicants to go thru the flood plain procedure more quickly and easily.

Stephan Grozinger moved that the Commission close the public hearing. Seconded by Joe Limone. Vote in favor (6-0) David Allen absent.

Don Saltzman moved that the Commission approve the proposed draft of Amendments to Sections III (D), III (D) and V (A) of the Flood Plain Management Regulations. Seconded by Jane Connolly. Vote in favor (6-0) David Allen absent.

DISCUSSION/DECISION: INVITE CEMETERY COMMISSION TO ATTEND
PLANNING & ZONING MEETING

Stephan Grozinger has talked to Richard Wolf, Chairman of the Cemetery Committee. .
A discussion followed regarding inviting them for an informal discussion about their plan
as soon as possible.

DISCUSSION CONT: TOWN PLAN IMPLEMENTATION

Stephan Grozinger stated that he replied by letter to the query in the Weston Forum
regarding one acre zoning.

Also Stephan Grozinger would like to start discussions regarding cluster housing with the
Commission members.

The issue of using the program Skype for those absent from meetings was discussed.

Stephen Grozinger would like the Commission to work on the Zoning Regulations
pertaining to grading and soil erosion.

Stephan Grozinger wished to start a "Book Award" program by asking the High School
seniors to write an essay regarding ways to improve the Town of Weston for the future.
Joe Limone has a contact in this business and will discuss with them the best way to
proceed.

Stephan Grozinger handed out a draft of proposed regulations on and it was requested by
the Commissioners to email updated versions to them. Stephan Grozinger is trying to
restructure the regulations.

A discussion continued from the beginning of the meeting on proposed staff cuts for the
Land Use Department. It was decided that Planning & Zoning would send a letter to
request to be heard at the next appropriate budget meeting (Feb. 17th) and to give input.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Jane Connolly moved that the Commission approve the minutes of February
7, 2011. Seconded by Joe Limone. Vote in favor (5) David Allen and Katie Gregory
absent.

