

Present: Stephan Grozinger, Chairman; Jane Connolly, Vice chairman; Don Saltzman, Ridge Young, Britta Lerner. Katie Gregory at 8:45 p.m. Absent: Joe Limone

Also present: Land Use Director

Digital recording of meeting 9/6/11

APPROVAL OF MINUTES:

Britta Lerner moved that the Commission approve the minutes of 7/18/11. Seconded by Ridge Young. Vote in favor (5-0) Absent: Katie Gregory and Joe Limone

CHAIRMAN'S REPORT:

There was no report at this time.

RECEIPT OF APPLICATION: PROPOSED PETITION FOR AMENDMENT TO THE ZONING REGULATIONS, ZONING MAP, PROPOSED SECTION 326, NEIGHBORHOOD EVENT DISTRICT, COBBS MILL ROAD (DREW FRIEDMAN)

Drew Friedman was present to discuss his proposed Text Amendment and map for Cobb's Mill Inn Property.

A discussion followed to include creating a new district, spot zoning, possible guest accommodations by adding rooms on the second floor and proposed activity across the river. Mr. Friedman stated he is now the owner of the 6 acre property.

The Land Use Director stated that this application needs to go to SWRPA before setting a public hearing.

The Chairman felt that Cobbs Mill is really an asset to the Town of Weston and in public comment Mort Schindel was in agreement.

Don Saltzman moved that the Commission approve receiving the application for a Proposed Text Amendment and map for Cobb's Mill Inn Property. Seconded by Jane Connolly. Vote in favor (5-0)

The Commission has 65 days from the date of receipt until opening a public hearing.

DISCUSSION/DECISION CONT: MORTON SCHINDEL, WESTON WOODS SUBDIVISION, 381-389 NEWTOWN TURNPIKE. SUBMISSION OF PERFORMANCE BOND FOR SUBDIVISION.

Morton Schindel stated to the Commission that he had the \$150,000. for the performance bond for his subdivision. However, he did not wish to submit the bond until he made some changes to the location of the road. A discussion followed and the Commission stated that the bond needed to be put in place for the subdivision first and then Mr. Schindel could do a modification to the subdivision.

MORTON SCHINDEL CONTINUED:

The Chairman told Mr. Schindel that the Commission would like to file a notice on the Land Records for alerting potential buyers that the bond is not in place and that the subdivision is not fully in compliance. Mr. Schindel was in agreement with the Chairman.

Don Saltzman moved that the Commission approve recording this notice on the Land Records. Seconded by Ridge Young. Vote in favor (5-0) Katie Gregory and Joe Limone absent.

DISCUSSION/DECISION: FRIETAG, 7 TOBACCO ROAD, REMOVAL OF 6 FOOT FENCE FROM TOWN PROPERTY, STATUS REPORT.

It was reported by Commission members and the Land Use Director that a portion of the fence on Lords Highway remains. Gloria Gouveia of Land Use Consultants is now representing the owner but was not present. A portion of the fence is on Town property. The Chairman felt the next step is to refer this matter to the Board of Selectmen and to the Town Attorney for litigation.

Don Saltzman moved that the Commission approve authorizing the Chairman to write a letter on the Frietag fence matter to the Board of Selectmen. Seconded by Jane Connolly.

Discussion: Britta Lerner stated her concern about the cost of litigation.

Vote in favor (5-0) Katie Gregory and Joe Limone absent.

PUBLIC HEARING: PROPOSED AMENDMENTS TO THE ZONING REGULATIONS – SECTION 350 – SIGNS

The Chairman read the legal notice into the record for the public hearing. He then made a revision to Section 350.5.2 Tag Sale Signs. The public hearing will be continued to the next meeting with notification in the local papers. There was no public comment.

OTHER BUSINESS:

Discussed State legislation change and Section 4.6 of the Subdivision Regulations replacement relating to bonding.

Stephan Grozinger moved that the Commission approve his draft text to send to SWRPA and set a public hearing date. Seconded by Don Saltzman. Vote in favor (5-0) Absent Katie Gregory and Joe Limone

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

Discussion of the sending a letter to the Town Charter Revision Committee. Discussion followed and it was the understanding that all the Commission members would sign the letter.

OTHER BUSINESS CONT:

Discussion of COG.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval:

