

Present: Tom Failla, Chairman; Jane Connolly, Vice chairman; Don Saltzman, Jim Carlon, Sally Korsh, Britta Lerner. Absent: Ken Edgar

Also present: Land Use Director

Meeting digitally recorded on 7/7/14

RECEIPT OF APPLICATION: MODIFICATION TO A SUBDIVISION APPROVAL, SMITH SUBDIVISION, LAUREL LAKE WEST ROAD ACCESS WAY, MAP 3768 (ES VENTURES ONE LLC/MICHAEL J. MAZZUCCO. P.C.)

Michael Mazzucco, P. C. was present to go over, in detail, their request for a modification to a subdivision approval by way of a waiver to Section 3.10.13b of the Subdivision Regulations. The Section is Road Classification and Design Standards: Neighborhood Lanes serving no more than eight (8) residential lots: Travel way, excluding shoulder & curbs: Minimum width feet: 20. The request: from 20' to 18' asphalt driveway with 1 foot crushed stone spreaders added to each side. (Width including the 1 foot stone spreaders will equal 20 feet). The existing natural and physical conditions of this site is such that compliance with this particular requirement would create an exceptional difficulty for the adjoining parcels surrounding the driveway vicinity including drainage and existing utility issues. There will be no negative impact to the surrounding properties, and the proposed 18' wide paved driveway with 1' stone spreaders will adequately safely accommodate the 6 properties it serves, as well as minimize erosion and improve drainage and maintenance. The subdivision's original approval was in 2006 but the driveway was not part of original subdivision. The access way was built for the two lots and the developers did not build the road. There was no bond in place as it was not asked for by the Commission. The Commission questioned if there will be adequate width for a fire truck and ambulance and two way traffic? It was stated that the Commission has requested the Fire Chief to look at the request.

Jane Connolly moved that the Commission receive the application for a modification to a subdivision approval, Smith Subdivision, Laurel Lake West Road Access Way, Map 3768. Seconded by Tom Failla. Vote in favor 6-0, Ken Edgar absent.

It was stated that there is a letter from the Town Engineer in the file and did request a report from the Fire Marshal.

Tom Failla moved that the Commission approve conducting a public hearing on July 21. Seconded by Jane Connolly. Vote in favor (6-0) Ken Edgar absent.

The Commission members will conduct an independent walk before the next meeting on July 21, 2014.

RECEIPT OF APPLICATION: SPECIAL PERMIT- MODIFICATION OF THE PREVIOUSLY APPROVED MASTER PLAN FOR ASPETUCK ALLEY COUNTRY CLUB, 67 OLD REDDING ROAD: RELOCATION OF TWO PROPOSED TENNIS COURTS FURTHER EAST (AWAY FROM OLD REDDING ROAD); REVISED PARKING LAYOUT AT SOUTH END OF PROPERTY; REVISED PLANS AND ELEVATIONS FOR THE MAINTENANCE BUILDING, CHEMICAL STORAGE BUILDING, WASH DOWN AND FUEL AREAS, INCLUDING MINOR CHANGE IN LOCATION ON THE SITE; MAINTAIN THE TWO EXISTING TENNIS COURTS AT THE NW SECTION OF THE PROPERTY).

Tom Failla listed the modifications requested for the Aspetuck Valley Country Club. Architect Philip Cerrone went over the requested changes in detail (as listed above) He was not asking for any variances, just moving things around. The Commission asked if the applicant had done a soil study from the activities in the past on the area of where the oil and chemicals are? It was stated that the washing compounds are contained in a back wash container and nothing goes into the ground and also there will be no changes to the Cart Barn. The Commission also asked about the “dump area of debris” in the middle of the fairway. Mr. Cerrone will also be submitting a landscaping plan and has Conservation approval.

The Commission members will be doing an independent walk before the next meeting on July 21 and Mr. Cerrone will providing site plans for them.

Don Saltzman moved that the Commission receive the application for a modification to a special permit previously approved master plan for the Aspetuck Valley Country Club, 67 Old Redding Road. Seconded by Britta Lerner. Vote in favor (6-0), Ken Edgar absent.

Tom Failla moved that Commission approve a public hearing on July 21 commencing at 7:45 p.m.. Seconded by Jane Connolly. Vote in favor (6-0) Ken Edgar absent.

DISCUSSION/DECISION: DETERMINATION OF BUILDING LOT STATUS, PROPOSED 114 TREADWELL LANE(DATA ACCUMULATION PLAN AND EQUAL EXCHANGE OF LAND, PREPARED BY BRAUTIGAM LAND SURVEYORS, P. C., REV 3/17/14 (WRYNN)

Mr. Wrynn was present and the Land Use Director gave a detailed presentation to the Commission on the proposed request of Mr. and Mrs. Wrynn to allow a pre-existing non-conforming lot with a net lot area of 1.762 acres (lot area minus land under water or poorly drained soils in excess of 20% of the minimum lot area) to increase its nonconformity by 0.09 acres and have a net lot area of 1.674 acres after a proposed land exchange with the adjacent property.

The lot is taxed as a building lot without the land exchange and the parcel does not become a building lot because the common driveway does not provide frontage. Parcels A and B are the only area available for the land exchange. Parcel A is dry land, Parcel B is wetlands, so it increases nonconformity of an already nonconforming and limited area to provide frontage between 110 Treadwell Lane on the common driveway. Discussion followed.

Jane Connolly moved that the Commission declare that the proposed 114 Treadwell Lane lot as depicted on the map dated 3/17/14 is entitled to an equal area exchange of land for a legal building lot per the Zoning Regulations of the Town of Weston. Seconded by Sally Korsh. Vote in favor (6-0) Ken Edgar absent.

APPROVAL OF MINUTES: Minutes for June 16, 2014 postponed until July 21, 2014 meeting.

OTHER BUSINESS:

WORK SHOP TOPICS AND SEPTEMBER MEETING DATES:

The Chairman and the members discussed a list of suggested topics for the educational workshop.

The Chairman and the members also discussed changing the dates of the Planning & Zoning meetings as follows:

September 2 meeting will be moved to September 8 as a Special Meeting and September 15th will be moved to September 22nd as a Special Meeting.

Tom Failla moved that the Commission approve the change of meeting dates as stated above. Seconded by Jane Connolly. Vote in favor (6-0) Ken Edgar absent.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Commission approved on September 22, 2014

