

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

Also present: Land Use Director

Meeting digitally recorded 2/24/14

RECEIPT OF APPLICATION AND DISCUSSION: REFERRAL FOR CGS SECTION 8-24 REPORT–
LACHAT FARM COMMUNITY GARDENS AND RELATED SITE IMPROVEMENTS, 106
GODFREY ROAD (LANDTECH/TOWN OF WESTON)

First Selectman Gayle Weinstein came forth to present on behalf of the Board of Selectmen a referral for a report seeking the Planning & Zoning Commission's concurrence under Connecticut General Statutes Section 8-24 for the Town of Weston to establish a community garden, an organic garden production area, and the related site improvements at the Lachat Farm at the Juliana Lachat Preserve, 106 Godfrey Road.

Chris Allen of Land Tech went over the site plan of the property in detail.

Phase 1 of the Lachat Oversight Committee's master plan for the Lachat Farm includes building up a 50 four-foot by 16 foot raised beds to be used as community garden plots, installing deer fencing and gates, creating 23 parking spaces and a reinforced lawn driveway, installing an underground water line for irrigation and building two bridges (one foot bridge and one bridge for farm equipment) over a wetlands area, constructing a hoop house, and using existing garages for a farm stand and Community supported Agriculture (CSA) pick up area.

The Commission raised various questions regarding the operation of the farm, the farm stand, the scope of permitted non-commercial farming, the effect on traffic in the area, the effect on neighbors and the permissibility of constructing bridges on the property.

After discussion, Don Saltzman moved that the Commission issue a positive recommendation on the memo presented by the First Selectman Gayle Weinstein for the Lachat Farm Community Gardens and related site improvements. Seconded by Sally Korsh. Vote in favor (7-0)
40 mins 50 sec.

PUBLIC HEARING CONT: APPLICATION FOR INSTALLATION OF A COMMERCIAL
CATERING KITCHEN IN EXISTING OUTBUILDING AS ACCESSORY USE TO A FARM, 71
NEWTOWN TURNPIKE (P. COLE-SMITH)

The public hearing on this issue was continued. The Commission asked additional questions regarding baking on the premises, the scope of a commercial kitchen and waste removal. A discussion ensued.

The Commission then reviewed and modified a draft permit, prepared by the Land Use Director, setting forth the conditions applicable to the commercial catering kitchen.

Don Saltzman moved that the Commission close the public hearing. Seconded by Tom Failla. Vote in favor (7-0)

CATERING KITCHEN CONT:

Ken Edgar moved that the Commission approve the permit, as amended by the Commission, for the installation of a commercial catering kitchen in an existing outbuilding as an accessory use to a farm, located at 71 Newtown Turnpike. Seconded by Jane Connolly. Vote in favor (7-0)

ROAD NAME APPROVAL, DRAGONWOOD LANE IN FAR HORIZON SUBDIVISION (CURRENTLY 10 LADDER HILL ROAD SOUTH) (WILLIAM FITZPATRICK/SKUNK PROPERTIES LLC)

The Land Use Director presented the application for the road name change from 10 Ladder Hill Road South of the Far Horizon Subdivision to Dragonwood Lane. Appropriate departments would be notified of the change.

Ken Edgar moved that the Commission approve the road name change from 10 Ladder Hill Road south of the Far Horizon Subdivision to Dragonwood Lane and to notify the appropriate departments of the change. Seconded Tom Failla. Vote in favor (7-0)

APPROVAL OF MINUTES: 2/10/14

Tom Failla moved that the Commission approved the minutes of 2/10/14 as edited by Ken Edgar and the Land Use Director. Seconded by Jane Connolly. Vote in favor (7-0)

OTHER BUSINESS:

Tom Failla asked the Commission whether they would be interested in researching some projects mentioned in the Town Plan of Conservation and Development, such as drinking water. A discussion followed.

Meeting adjourned.

Respectfully submitted

Joan Lewis, Adm. Asst.

Approval: Unanimous on March 3, 2014