

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

Present: Land Use Director 7:45 p.m.
Meeting digitally recorded 5/19/14 IN THE MAIN MEETING ROOM AT TOWN HALL

DISCUSSION/DECISION: APPLICATION FOR LOT DEVELOPMENT PLAN APPROVAL, 10 NORFIELD REALTY TRUST LLC, 10 NORFIELD FARM LANE, LOT 3, BRUGGERMAN RESUBDIVISION (LAND TECH)

Juan Parades, P. E. of Land Tech presented a site development plan for Lot 3 and went over it in detail. He requested approval for location only for the pool and pool house for now. The applicant has Conservation Commission approval and Westport Weston Health District approval. The Town Engineer also approved the drainage. The Vice Chairman felt that the Commission could approve the house and driveway location at this time and defer approval for the proposed pool and pool house.

Ken Edgar moved that the Commission approve the lot development plan for 10 Norfield Realty Trust LLC, 10 Norfield Farm Lane, Lot 3 of the Bruggerman re-subdivision for the house and driveway location only. Seconded by Jane Connolly. Vote in favor (5-0) Don Saltzman, Sally Korsh absent.

DISCUSSION/DECISION: REFERRAL FROM ZONING ENFORCEMENT OFFICER: APPLICATION FOR ON-PREMISES LIQUOR PERMIT, LUNCHBOX, 190 WESTON ROAD (J. TOLK)

Jessica and Josh Tolk, new owners of the Lunch Box 190 Weston Road, presented their request for a liquor permit. They stated that they have made application to the State of Connecticut for a beer and wine license as they are planning dinner service for adults. They stated the beverages will be served in glasses from dispensers and to comply with health district requirements a lavatory will be added. They state the seating square footage and number of seats (36) will remain unchanged from the previous owner and that hours of operation will remain close to the same with anticipated closing between 9-10 p.m.

Jane Connolly moved that the Commission Chair sign off on the application. Seconded by Britta Lerner. Vote in favor (5-0). Don Saltzman and Sally Korsh absent.

DISCUSSION/DECISION: REFERRAL FROM ZONING ENFORCEMENT OFFICER: PATIO REQUEST FORM LIQUOR CONTROL DIVISION) COBB'S MILL INN, 12 OLD MILL ROAD (T.BUCARO)

Drew Friedman, owner of Cobb's Mill Inn, stated that he has made application to the State of Connecticut to serve alcoholic beverages on three existing patios. He presented a map of the footprint of the patios in relation to the building. He said there would be no bars outside and drinks would be served by wait staff. A discussion followed regarding a pre-existing patio liquor permit from the state under a previous owner. A 2007 application form presented by Mr. Friedman was unsigned by the state authorizing agent and lack supporting documentation describing the dimensions, size and location of the patios and other required information. The Commission took no action and requested that Mr. Friedman return to the Commission when he has obtained a copy of the signed form and the supporting documentation.

TEN MINUTE RECESS

APPROVAL OF MINUTES: MAY 5, 2014

Jane Connolly moved that the Commission approve the minutes for May 5, 2014, as edited by Ken Edgar. Seconded by Britta Lerner. Vote in favor (4-0) Don Saltzman and Sally Korsh absent. Jim Carlon abstained, as he was absent from the May 5, 2014 meeting.

RECEIPT/DISCUSSION: REFERRAL OF CGS SECTION 8-24 REPORT: TOWN OF WESTON – WESTON HIGH SCHOOL, 115 SCHOOL ROAD, FOOTBALL FIELD STADIUM LIGHTING

There were approximately 75 residents in attendance including the First Selectman.

Ken Edgar and Sally Korsh are recused from this application.

The Chairman opened the meeting explaining the procedure for an 8-24 Report under the Commission's planning authority and how the meeting would be conducted.

First Selectman Gayle Weinstein made a statement in support of the proposal which she said would be funded by private donations. She noted she was working on a memorandum of understanding (MOU) with all parties including nearby neighbors to address a number of issues related to when and under what conditions the lights would be in use and the control of amplified sound. It was stated that Conservation Commission has granted a wetlands permit to construct the light poles within the regulated area and previously the Board of Education and Parks and Recreation Commission sent reports to the Board of Selectmen supporting the proposal.

A representative from Musco Lighting Company described the lighting project using maps and diagrams to show the location of four 80 foot poles with arrays of lamp fixtures each that would be hooded and aimed on the field and track and in a manner that would constrain light spillage to zero at the town property line.

Jim Carlon asked about field use for conference games in which Weston teams were not involved. Ms. Weinstein stated that these would be limited by conference agreements in terms of the number and the duration when the lights would be on. She noted that it is also proposed that the lights be used for an extended times at night and at diminished levels overnight for three non-sporting events per year such as Relay for Life.

Supporters of the project presented their reasons for favoring the proposal and nearby neighbors from Parade Ground Court presented their concerns. Letters, notes and other documents in support and in opposition were also submitted to the Commission and are available for review in the Commission's file.

Dr. Margaret Wirtenberg asked about a noise ordinance for the town. Ms Weinstein stated she would talk to the Board of Selectman

CONT: STADIUM LIGHTING

As no further comments were forthcoming the Chairman stated that the Commission will continue the meeting on June 2nd in the Town Hall Meeting Room. It will then hear any additional comments and, depending on time available, may begin deliberations in preparation for making its 8-24 Report to the Board of Selectmen. It was suggested that before the June 2nd meeting, the Commission members should walk Staples High School football field to view its lighting and should walk the Weston Football field before the next meeting on June 2nd.

Vice Chairman Jane Connolly requested from the First Selectman provide a copy of the MOU even in draft form to inform the Commission in its consideration of the proposal.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Motion to approve (4-0) Don Saltzman absent from this meeting. Sally Korsh and Ken Edgar recused from this application.