

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

Meeting on one tape dated 2/16/10

TOWN PLAN:

Postponed to the next meeting on March 1, 2010

APPROVAL OF MINUTES:

Don Saltzman moved that the Commission approve the minutes of February 1, 2010, with correction and January 27, 2010. Seconded by Ridge Young. Vote in favor 3-0. Joe Limone was not present for these meetings and Katie Gregory and Jane Connolly are not present for this meeting.

CHAIRMANS REPORT

Reminded the members that on March 2nd there will be a meeting for Commission members and the Board of Selectmen on COG.

DISCUSSION/DECISION: MODIFICATION TO THE JULY 6, 2009 STIPULATED JUDGMENT, CN BUILDERS, INC. & CHARLES NIEWENHOUS, V. PLANNING & ZONING COMMISSION TOWN OF WESTON, TREADWELL LANE LOT (ATTORNEYS RUBIN AND MAJOR)

Attorneys Rubin and Major were both present and submitted the requested proposed draft "Modification Stipulation" and also for the Town Attorney's approval. The Town Attorney, via email, suggested changed wording for the "Stipulation" and after a discussion, both Attorneys Rubin and Major were happy to accept those changes.

Don Saltzman asked if the mylar would have to be changed and Attorney Rubin stated the procedure and that it would be noted on the land records.

Attorney Major felt that from an engineering prospective, there is no change and per the Land Use Director's email with Town Engineer John Conte, was satisfied.

Public Comment: none

David Allen joins the meeting.

CN BUILDERS – CHARLES NIEWENHOUSE-TREADWELL LANE CONT:

Don Saltzman moved that the Commission accept the draft “modified stipulation” with the changes and forward it to the Town Attorney for her approval and for the Town Attorney to continue with the courts to get the stipulation modified. Seconded by Joe Limone, Vote in favor (5-0) Katie Gregory and Jane Connolly absent.

DISCUSSION/DECISION: SUBDIVISION TIME EXTENSION – BRENDA AUSTIN SUBDIVISION, MAP 3652a, HIDDEN SPRING DRIVE, HIDDEN SPRING ASSOCIATES, LLC (ANTOLINO)

Peter Romano of Land Tech Consultants was present, representing Michael Antolino. The following is from a letter sent by the Land Use Director to Michael Antolino: “The Brenda Austin Subdivision (Map 3652A in the Weston Land Records) was approved by the Weston Planning & Zoning Commission on March 1, 2005. Both Peter Romano of Land Tech Consultants, Inc. and John Conte, the Town Engineer have told me that the subdivision work as described in the Bond Estimate Form is not complete. According to state law, the approval of the subdivision plan for the Brenda Austin Subdivision will expire on March 1, 2010 if the subdivision work is not complete OR the subdivider or his successor in interest does not apply for and receive an extension of time to complete the work from the Planning & Zoning Commission. Please refer to statute, C.G.S.A. Section 8-26c.”

Mr. Romano then went over the plan in detail and noted that most of the work needed to be completed is in the area of the cul-de-sac and the hammerhead. This area is now compacted with processed aggregate. Also that Mr. Antolinio’s house is complete with a certificate of occupancy.

Mr. Romano then stated that on behalf of our client Michael Antolino of Hidden Springs Associates we are hereby requesting an extension of time to allow Mr. Antolino to complete the balance of the Hidden Springs Subdivision site work. The \$40,000 bond is still held by the Town of Weston.

Stephan Grozinger requested that the Commission members do a site walk of the area.

Joe Limone asked if there is a way of giving the client a three month extension to complete the work? A discussion followed.

Stephan Grozinger moved that the Commission grant a one month extension, until March 31, 2010, for Michael Antolino to complete the subdivision work for the Brenda Austin Subdivision. Seconded by Joe Limone. Vote in favor (5-0) Katie Gregory and Jane Connolly absent.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: 5 in favor to approve with Katie Gregory and Jane Connolly absent from the 2/17/10 meeting. Katie Gregory absent from this meeting.