



Incorporated 1787

Planning & Zoning Commission

March 8, 2016

On February 1, 2016, the Weston Planning & Zoning Commission received an application to amend the Zoning Regulations of the Town of Weston to create an Active Adult Community District (Age Restricted Living). The application from Weston property owner, Andrea DiPasquale, contains a conceptual site plan of property on Waterbury Street. What is before the Commission, at this time, is only the request to amend the Zoning Regulations.

The Zoning Regulations permit the Planning & Zoning Commission to amend the Regulations. They also permit the Board of Selectmen to recommend amendments and property owners to submit proposed amendments to the Commission for consideration. Here, a property owner has requested that the Regulations be amended to permit the establishment of a residential development community for persons 55 years of age or older on properties that are at least 15 acres in size and that have at least 50 feet of frontage on a state road or highway.

A copy of the proposed Active Adult Community District application is available on the Town of Weston's website, www.westonct.gov, under News Around Our Town. A copy of the application is also available for public inspection at the Town Clerk's Office, Weston Town Hall, 56 Norfield Road, Monday – Friday, 9:00 am – 4:30 pm, and the Planning & Zoning Office, Town Hall Annex, 24 School Road, Monday – Thursday, 9:00 am – 4:30 pm.

The Commission must, in accordance with state statutes, hold a public hearing to consider the proposed amendment and receive input from the public. That hearing must be scheduled within 65 days of the application's receipt. The Commission has scheduled a public hearing for Monday, April 4, 2016 at 7:15 pm at the Weston High School Cafeteria, 115 School Road. Commission members are prohibited from discussing the proposed amendment with the public except at the public hearing. The Commission may hold additional public hearings on the proposed amendment during the 35 days after the initial hearing, until May 9, 2016. The Commission will announce any future public hearing dates at its April 4th hearing. If the Commission wishes to hold additional public hearings after May 9, 2016, the applicant must consent.

Notices of the dates and times of the public hearings will be published on the Town's website and in The Weston Forum. The state statutes govern the timing of the newspaper notices as they cannot be published more than 15 days before the hearing or less than 2 days before the hearing.

The Commission must also submit the proposed amendment to the Western Connecticut Council of Governments and the Greater Bridgeport Regional Council for comment at least 35 days before the April 4th public hearing. The proposed amendment will also be sent to adjacent towns.

After the Commission closes the public hearing, it has 65 days to make a decision on the proposal. When making such a decision, the Commission must consider the Town Plan of Conservation and Development as well as the comprehensive plan of zoning. The Commission could decide to: adopt the proposed regulation amendment; deny the proposed regulation amendment; modify the proposed regulation amendment; or draft its own regulation. When the Commission amends its regulations, it is creating new law and acting in its legislative capacity. The Commission is entitled to broad discretion as long as it stays within the scope of its powers set out in the state statutes.