

Present: Stephan Grozinger, Chairman; Jane Connolly, Vice chairman; Don Saltzman, Paul Heifetz, Dan Gilbert, Katie Gregory, Ridge Young

Also present: Tracy Kulikowski, Land Use Director

Meeting on 2 tapes for the Town Plan and 2 tapes for the Regular Meeting, dated 10/19/09

TOWN PLAN:

The members discussed the proposed survey.

REGULAR MEETING:

APPROVAL OF MINUTES:

Katie Gregory moved that the Commission approve the regular meeting minutes, dated October 5, 2009 and Town Plan minutes of October 15th, 2009, with correction. Seconded by Ridge Young. Vote in favor (7-0)

CHAIRMAN'S REPORT:

There was no Chairman's Report. The Zoning Officer was on vacation.

DISCUSSION OF APPLICATION: MODIFICATION TO LOT DEVELOPMENT
APPROVAL: WINIKOFF, 27 CHURCH LANE, POOL

Scott Winikoff, owner was present. The Commission members walked the site. A discussion followed regarding the location of the propane tank for the pool.

MOTION OF APPROVAL:

Don Saltzman moved that the Commission approve the modification to the original Lot Development approval for Lot 8 of the Church Lane subdivision, dated November 20, 2006, per the site plan entitled "Site Plan Details & Notes," prepared by Richard Bennett & Associates, LLC, dated September 16, 2009, with the Seeding Plan and Anti-Mud Tracking Bed revisions added by Aqua Pool on October 19, 2009, at the request of the Weston Conservation Commission, for the construction of a swimming pool and patio, with conditions attached to these minutes. Seconded by Jane Connolly. Vote in favor (6-0) Paul Heifetz absent for this part of the meeting.

DISCUSSION REGARDING POTENTIAL AMENDMENTS TO THE ZONING AND SUBDIVISION REGULATIONS:

Stephan Grozinger handed out a potential list of amendments to Zoning and Subdivision Regulations to the members for discussion. The list included the following:

Zoning Regulations:

- Section 312.7 Setback from Watercourses
- Section 312.7 Setback from Watercourse (Amended)
- Section 312.9 Accommodation for the Disabled (new)
- Section 348.4 c. (New) A-2 Property Survey
- Section 401 Survey Requirements (new)
- Section 411 Unnamed. (Existing) application involving a building or structure foundation
Asbuilt
- Section 411.1 Expiration of Zoning Permits
- Section 411.2 Construction on a Foundation
- Section 341.6 Riding Stable or Academy (repealed)

Subdivision Regulations:

- 3.12 Section 3.12 entitled "Open Space Reservations for Parks and Playgrounds is
renamed Open Space Reservations
- 312.1 General Standards (Amended)
- 3.12.2 Area Requirements (repealed)
- 3.12.6 Payment in Lieu of Open Spaces

The Chairman requested that the members look at these proposed regulations and make comments and plan to discuss them in the next few weeks, perhaps the November 2 meeting. Discussion followed as to whether or not it should be sent to SWRPA at this stage and for the Town Attorney to give an opinion.

Don Saltzman moved that the Commission send the document to SWRPA and the Town Attorney. Seconded by Ridge Young. Vote in favor (5-0) Katie Gregory and Paul Heifetz absent.

CORRESPONDENCE:

Letter from Cohen & Wolf regarding Weston Open Space Property located on Valley Forge Road was discussed with the members.

Letter from Martha Diamant regarding the Ten Year Plan of Conservation & Development was read and then filed in the Town Plan files.

Meeting adjourned.

Respectfully submitted.

Joan Lewis

Approval: Unanimous approval on November 2, 2009

