

Community Planning Conversation
April 22 10:30 a.m. Weston High School Auditorium

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WESTON, Conn. (April 4, 2017) - The Planning and Zoning Commission will conduct an open forum for residents on planning and land use in Weston. The elected representatives on the Commission will host the meeting. They are: Tom Failla, chair, Jane Connolly, vice chair, Don Saltzman, Britta Lerner, Ken Edgar, Sally Korsh and Richard Wolf. Town Planning Consultant Hiram Peck will present the topics and moderate the discussion. Commissioners will attend to listen to questions and comments from the public regarding the following topics:

- Open Space Cluster Development. This concept would foster sustainable, environmentally preferable development on large parcels. If adopted, this would preserve biodiversity on significant natural areas on the remaining large undeveloped private parcels in town, reduce construction disturbance, and cluster dwellings on the area best suited for building while protecting the overall ecosystem and existing small town residential character.
- Town Center. A review of ideas related to the potential of public-private cooperation to encourage smart development on town property and private land near the intersection of Weston Road and Norfield and School Roads to meet present and future needs.
- Weston Town Plan of Conservation and Development for 2020. The Planning and Zoning Commission's has requested funds to begin its statutorily required 10-year plan update.

The first two topics come from recommendations in the 2010 Weston Town Plan of Conservation and Development. They have been topics at several regular public Commission meetings in recent years. The Commission members now want to broaden participation so that we may consider the matter with you, our neighbors, in a thoughtful and cooperative manner. No decisions have been made nor will any be made at the meeting. This is a time for you to present your information, insights, perspectives and viewpoints, especially on the first two topics. Additionally, we also would like to hear from you about what we might consider going forward as we embark on updating the Town Plan of Conservation and Development for 2020. Finally, this is also a chance for you to learn about the Commission's duties, responsibilities and authority related to planning for our town.

For more details see: www.westonct.gov/communityconversation/

For Town Website in connection with news release

Documents to be posted or referenced on town website:

1. Framework describing open space cluster development and related articles
2. Upzoning: The Illusion of Green and From Planning to Action: Biodiversity Conservation in Connecticut Towns
3. 2010 Weston Plan of Conservation and Development (WPOCD) planning process (see pp. 1- open space (see pp. 5-6) economic development (see pp 6-10)
www.westonct.gov/media/file/Weston_2010_Plan_of_Conservation_and_Development.pdf 3.
4. Weston Zoning Regulations Purpose of Zoning (see p 1-2)
www.westonct.gov/media/file/ZoningRegulations9232011.pdf
5. CGS Chap. 124 Zoning 8-2. www.cga.ct.gov/2015/pub/chap_124.htm#sec_8-2
6. CGS Chap 126 Planning 8-23 www.cga.ct.gov/2015/pub/chap_126.htm#sec_8-23
7. Definitions:

Biodiversity is the variability among living organisms from all sources, including terrestrial, marine, and other aquatic ecosystems and the ecological complexes of which they are part; this includes diversity within species, between species, and of ecosystems. Biodiversity forms the foundation of the vast array of ecosystem services that critically contribute to human well-being. Biodiversity is important in human-managed as well as natural ecosystems. Decisions humans make that influence biodiversity affect the well-being of themselves and others.

Source: GreenFacts (<http://www.greenfacts.org/glossary/abc/biodiversity.htm>)

Cluster development means a building pattern concentrating units on a particular portion of a parcel so that at least one-third of the parcel remains as open space to be used exclusively for recreational, conservation and agricultural purposes except that nothing herein shall prevent any municipality from requiring more than one-third open space in any particular cluster development.

Source: Connecticut General Statutes Chapter 126 Municipal Planning Commissions, Sec. 8-18. Definitions (https://www.cga.ct.gov/2015/pub/chap_126.htm#sec_8-18)

Ecosystem all the plants, animals, and people living in an area considered together with their environment as a system of relationships.

Source: Cambridge American Dictionary
(<http://dictionary.cambridge.org/us/dictionary/english/ecosystem>)

Environmentally preferable means products or services [or other activities such as property development] that have a lesser or reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. This comparison may consider raw materials acquisition, production, manufacturing, packaging, distribution, reuse, operation, maintenance, or disposal of the product or service.

Source: U.S. Government's Federal Acquisition Regulation (FAR) Guidelines (<https://www.acquisition.gov/far/>) + 2.1 Definitions

Smart development encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and community engagement. Ten principles form its foundation: mix land use, compact design, walkable neighborhoods, distinctive, attractive communities, sense of place, open space, farmland, natural beauty, critical environmental areas, use of existing areas already served by roads and other infrastructure, range of housing and transportation opportunities, community and stakeholder collaboration, decision-making in a predictable fair and cost-effective manner.

Source: (<https://smartgrowthamerica.org/our-vision/what-is-smart-growth/>)

Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.

Source: GH, Brundtland, and World Commission on Environment and Development. Our Common Future: Report of the World Commission On Environment and Development. Oxford University, 1987. GH, Brundtland, and World Commission on environment and Development. (<http://www.un-documents.net/our-common-future.pdf>)