

Present: Stephan Grozinger, Chairman; Jane Connolly, Vice Chairman; Don Saltzman, Ridge Young, Joe Limone, Katie Gregory – David Allen absent

Land Use Director –Tracy Kulikowski

Meeting on 2 tapes dated 5/17/10

6 p.m. TOWN PLAN

The members discussed the comments received from the two meetings, one with the Board of Selectmen and the second with the Board of Selectmen and the public, regarding the draft of the Town Plan.

APPROVAL OF MINUTES:

Joe Limone moved that the Commission approve the minutes of April 19, 2010. Seconded by Jane Connolly. Vote in favor 5-0 David Allen absent from this meeting and Katie Gregory absent from the meeting of April 19, 2010.

Joe Limone moved that the Commission approve the minutes of May 3, 2010. Vote in favor 6-0 – David Allen absent

CHAIRMAN’S REPORT:

The members discussed the attached memo from the Chairman regarding the Town Plan, continuing and new matters.

RECEIPT OF APPLICATION: ACTIVITY IN FLOOD ZONE, HOUSE AND SITE IMPROVEMENTS – 118 GEORGETOWN ROAD (LENHART/WESTON 1 LLC) AND SECTION 322.8

No one was present for this application.

The Land Use Director stated that this application is a retro active application and the file is incomplete and still needs profiles. The Land Use Director will write a letter to Mr. Lenhart requesting him to come to the next meeting.

DISCUSSION/DECISION: REFERRAL PURSUANT TOO 7/7/08 LETTER TO ZONING ENFORCEMENT OFFICER, ZONING PERMIT APPLICATION, INTERIOR RENOVATION, BUILDING NO. 1, WESTON SHOPPING CENTER, 190 WESTON ROAD (JOSH TOLK, MANAGER)

James Bayliss, representing Josh Tolk of Rand Realty, was present to discuss with the Commission the request for a Zoning Permit Application for the interior renovation for Building No. 1, of the Weston Shopping Center, 190 Weston Road. The Shopping

WESTON SHOPPING CENTER CONT:

Center proposes to change the space of the present hardware store to accommodate a space for the Minute Man Cleaners, strictly for a pick up and delivery service. There will be a full time tailor but no dry cleaning will be done on site. Also there will be no chemicals on site. The applicant would like to go forward with the renovation of the 600 square foot space by mid June. The Commissioners questioned if the applicant had health approval for the bathroom and it was stated that it was forthcoming. There was also a discussion of changing the existing oil tank outside to a propane tank and adding a 2 foot condenser for heating and air conditioning to be on the roof. A new door with goose neck lights above, will be created with the proper matching signage.

Stephan Grozinger felt that there would be no change in the parking requirements needed for the Center. A discussion followed regarding the number of parking spaces (117). and also if the spaces were the right size (9 feet wide by 20 feet long).

Stephan Grozinger went over the requirements of Section 366 of the Zoning Regulations and listed the following to be submitted for the next meeting:

1. need an amended elevation drawing of the roof to show the 2 foot condenser
2. letter from the Fire Marshal regarding the propane tank
3. the Land Use Director to talk to John Pokorny, Fire Chief.
4. a list of tenants in the Center and their permitted uses including size of space occupied – Section 322.8 b7 of the Zoning Regulations.

Approve the plan of development within 60 days dated from receipt of the request from this meeting tonight May 17th, 2010.

Don Saltzman moved that the Commission receive the application of the Weston Shopping Center, located at 190 Weston Road for interior renovation for building no. 1. Seconded by Jane Connolly. Vote in favor (6-0) David Allen absent.

To be on the agenda for the next meeting.

DISCUSSION/DECISION: MODIFICATION OF A SUBDIVISION – FAR HORIZONS, SUBDIVISION, 10 LADDER HILL ROAD (ADC-10 LADDER HILL LLC)

The Commission members discussed the draft decision of conditions for the Far Horizons application for a modification to the subdivision at 10 Ladder Hill Road. Katie Gregory expressed concern over the wording of the Town Engineer’s letter regarding the responsibility and safety of the road.

Don Saltzman moved that the Commission approve the draft decision of conditions for the Far Horizons modification to the subdivision at 10 Ladder Hill Road. Seconded by Jane Connolly. Vote in favor (6-0) David Allen absent.

EXECUTIVE SESSION: ANNUAL REVIEW OF ZONING ENFORCEMENT OFFICER – JAMES PJURA

Don Saltzman moved that the Commission go into Executive Session. Seconded by Jane Connolly. Vote in favor (6-0) David Allen absent.

Jane Connolly moved that the Commission go out of Executive Session. Seconded by Don Saltzman. Vote in favor (6-0) David Allen absent.

No action was taken

DISCUSSION: PROPOSED AMENDMENTS TO FLOOD PLAIN REGULATIONS AND SECTION 3.11.6 OF THE SUBDIVISION REGULATIONS, CT DEPARTMENT OF ENVIRONMENTAL PROTECTION COMMENTS

The Land Use Director stated that DEP, SWRPA and the Town Attorney have received copies of the proposed amendments to the Flood Plain Regulations and Section 3.11.6 of the Subdivision Regulations, CT Department of Environmental Protection Comments. A discussion followed.

It was stated that the public hearing for these Flood Plain amendments will be June 7th.

The Land Use Director will email a clean and final copy of the amendments to all the members.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval (4 in favor) Katie Gregory, Joe Limone & Don Saltzman absent