

Present: Jane Connolly, Vice Chairman; Paul Heifetz, Dan Gilbert, Stephan Grozinger  
Ridge Young, Katie Gregory Chairman Don Saltzman arrived at 8 p.m.

Meeting on tapes 1-4, dated 9/8/08

ZONING REGULATIONS: REVIEW OF POTENTIAL AMENDMENTS

Sec. 321.6 Maximum Building Coverage: The land area covered by all principal and accessory buildings shall not be permitted to exceed 15% of the total lot area.

Dan Gilbert led the discussion with the members of the Commission on Jane Connolly's draft, dated September 8, 2008 regarding a proposed revision of Lot Coverage regulations. The draft consisted of the current regulation, Section 321.6 Maximum Building Coverage (the land area covered by all principal and accessory buildings shall not be permitted to exceed 15% of the total area). Also a proposed regulation: 321.6 Maximum Lot Coverage: (a) for all residential lots which are between two and three acres in size, the land area covered by all buildings, structures and manmade impervious surfaces as defined herein shall not exceed 15% of the total lot area of said lots and (b) for all residential lots which exceed three acres in size, the land area covered by all buildings, structures and manmade impervious surfaces as defined herein shall not exceed 10% of the total lot area of said lots. Also (c) for those prior existing non-confirming residential lots which are less than two acres in size, the land area covered by all buildings, structures and manmade impervious surfaces as defined herein shall not exceed % of the total lot area of said lots. Included were proposed definitions which included impervious surfaces.

A discussion followed and Paul Heifetz felt it was a most important section of the regulations. Jane Connolly stated that she felt the Commission has to include impervious surfaces. Dan Gilbert stated his concern about the water aspects and incremental runoff. Katie Gregory, after talking to some residents, felt that the clear cutting of trees was a concern and the runoff it creates. Stephan Grozinger felt that the Commission needs to come up with a good reason for doing this change because of how it relates to the aquifers. He was also in agreement with Katie Gregory's concern regarding clear cutting and how it is changing the rural character of Weston. Ridge Young was concerned about tear-downs (demolition) and replacing with a larger structure on a lot.

Jane Connolly, at this point, felt that we should table the discussion regarding the "draft" and focus on the water issue – zero incremental runoff. Perhaps the Commission should consider the slopes, and Dan Gilbert added, looking at the buffer areas.

REGULATIONS CONT:

Dan Gilbert summarized the following:

1. Adding zero incremental runoff into the general zoning regulations.
2. Considering a natural buffer around properties
3. Adding the word “structures” to Section 321.6 .

Katie Gregory read a section of an article by Mr. Arnold entitled “Looking Beyond the Pavement” from the latest Nemo Newsletter.

The discussion ensued and Paul Heifetz felt the Commission could get some outside advice, perhaps from the University of Connecticut.

Don Saltzman arrived at the meeting.

Stephan Grozinger felt the Commission could approach it by going for zero incremental runoff. Don Saltzman felt that bench marks are needed before and after activity on a site, before you can create zero incremental runoff and then do an engineering study. Dan Gilbert agreed on having a zero incremental criteria in the zoning regulations and this is something we should pursue with Cindy Baumann at the next meeting on September 22<sup>nd</sup>. Katie Gregory stated to see how the Commission does with the Town Plan public meetings and what comes back from the Conservation section. The Land Use Director stated that the Town of Greenwich has a tree ordinance.

To be continued at the next meeting on September 22<sup>nd</sup>.

DISCUSSION OF APPLICATION: LOT DEVELOPMENT, SOUNDVIEW SUB. ACKERMAN, 14 SOUNDVIEW FARM ROAD – POOL (WAGNER POOL)

Jane Connolly recused herself from this application as she is a close friend and neighbor of the applicant.

The owner, Mr. Ackerman, was present.

Dan Gilbert and Paul Heifetz walked the site. Dan Gilbert stated that the property is beautiful and flat and saw no problems. Don Saltzman stated a concern regarding slopes and Mr. Gilbert stated that there are no slopes in the area of the pool location.

A draft lot development approval was passed out to the members. Don Saltzman asked the members for a sense of the meeting that they were going to approve this application. The consensus was yes. Don Saltzman then read the draft approval. A discussion

LOT DEVELOPMENT APPROVAL FOR ACKERMAN CONT:

resulted in condition No. 5 regarding fill and that the Commission should research it because Mr. Saltzman is aware of a new ruling about the content of fill.

Don Saltzman moved that the Commission approve the Lot Development Approval for Carole and Bill Ackerman for an in-ground pool located at Lot 3, 14 Soundview Farm road, Soundview Subdivision, per site plan entitled "Permit Application Site Plan", prepared by Inviting Environments, Inc., dated June 16, 2008", subject to conditions. Seconded by Katie Gregory. Vote in favor 7-0.

A copy of conditions is attached to these minutes.

RECEIPT OF APPLICATION: LOT DEVELOPMENT – DR. T. BLOOM (LOT 2) 20 ASPETUCK GLEN, THORP SUBDIVISION – POOL – (R.I.POOL)

Franco of R. I. Pool presented an application for Lot Development for Dr. T. Bloom of Lot 2 – 20 Aspetuck Glen of the Thorp Subdivision for an in-ground pool and patio. The pool is staked and ready for an independent site walk by the Commission members before the next meeting on September 22<sup>nd</sup>. Franco was also requested to stake the pool equipment area. The applicant does have health approval and needs a Sedimentation & Erosion Control bond, approved by the Town Engineer.

The Land Use Director asked the Commission if they wished to ask the applicant for a zero incremental runoff report which was not included in the original lot development approval. A discussion followed and the Chairman asked for a statement from Franco for the zero incremental runoff for the patio.

Stephan Grozinger moved that the Commission receive the application for Lot Development for Dr. T. Bloom of Lot 2 – 20 Aspetuck Glen of the Thorp Subdivision for an inground pool and patio. Seconded by Ridge Young. Vote in favor 7-0.

RECEIPT OF APPLICATION: LOT DEVELOPMENT – JCRA LLC: AMANTE, LOT 6, 5 ASPETUCK GLEN, THORP SUBDIVISION, NEW HOUSE

Ron Amante, owner and builder, presented an application for lot development approval for a new 6,300 square foot house with septic system, to be developed on Lot 6, 5 Aspetuck Glen of the Thorp Subdivision. The Land Use Director stated that the application is complete. The site is staked for an independent walk by the Commission members before the next meeting on September 22<sup>nd</sup>.

Katie Gregory moved that the Commission receive the application for lot development approval for a new 6,300 square foot house with septic system on Lot 6, 5 Aspetuck Glen of the Thorp Subdivision. Seconded by Dan Gilbert. Vote in favor 7-0.

OTHER BUSINESS:

Don Saltzman, Chairman; discussed the following items with the Commission members that he felt they should address.

1. The Zoning Regulation regarding blasting. Need to check with the State of Connecticut.
2. Section 348 of the Zoning Regulations regarding removal of top soil and gravel.
3. Suggested that all remaining un-built lots in the Town of Weston that are not in a subdivision, to come before the Commission for site approval before receiving a building permit.
4. Kelly Subdivision regarding the construction entrance to Lot 49.
5. Town Attorney Ken Bernhard's letter on the 4 lot subdivision on Georgetown Road
6. The withdrawal of Mr. Walpuck's application "Parcel 515B Georgetown Road Lost Trails LLC – Attorney Fuller, and the fact that there was no fee paid. Discussion ensued.

APPROVAL OF MINUTES:

Don Saltzman moved that the Commission approve the minutes of August 28, 2008. Seconded by Stephan Grozinger. Vote in favor (7-0).

Dan Gilbert moved that the Commission approve the minutes and his corrections for July 21, 2008. Seconded by Stephan Grozinger. Vote in favor (7-0).

TOWN PLAN

Katie Gregory suggested new dates for a special meeting to work on the Town Plan.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval:

The minutes were approved by a vote of (5-0) Stephen Grozinger left the meeting and Jane Connolly was absent.