

Present: Stephan Grozinger, Chairman; Don Saltzman, Paul Heifetz, Katie Gregory

Absent: Jane Connolly, Vice Chairman; Dan Gilbert, Ridge Young

Meeting on tapes 1 and 2 dated 2/2/09

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**CHAIRMAN'S REPORT:**

The Chairman had nothing to add since his last memo to the Chron file.

**TOWN PLAN:**

Katie Gregory stated that she is going to the Town of Fairfield Town Hall to check their procedures. She will coordinate with the Land Use Director in about three weeks.

Katie Gregory requested that all members submit a status report on their assignments regarding the Town Plan. Also there was a discussion of future meeting dates.

**PERFORMANCE REVIEW OF CODE ENFORCEMENT OFFICER/ZONING OFFICER – J. PJURA**

The Chairman stated that FOI requires that the Commission go into Executive Session for this agenda item unless James Pjura, Zoning Officer, makes a contrary request..

Stephan Grozinger moved that the Commission go into Executive Session. Seconded by Don Saltzman. Vote in favor (4-0) Jane Connolly, Dan Gilbert and Ridge Young absent.

Don Saltzman moved that the Commission go out of Executive Session. Seconded by Paul Heifetz.

Discussion: It was stated that the Commission completed a zoning review of our Zoning Officer.

Vote in favor (4-0) Jane Connolly, Dan Gilbert and Ridge Young absent.

**DISCUSSION CONT: UPDATE OF THE TOWN ZONING EXEMPTION –**

As Dan Gilbert was absent for this meeting, the discussion was moved to the next meeting on February 23, 2009.

RECEIPT OF APPLICATION: SPRATT 2 LOT SUBDIVISION, 65 NEWTOWN TPKE. (LAND TECH)

Peter Romano of Land Tech, presented a 2 lot subdivision application for 65 Newtown Tpke. located on the dirt section of Newtown Tpke. near Norfield Road and the subdivision is not on the river side. Mr. Romano went over the plan in detail showing an existing house and creating another lot from the total of 4.14 acres. Lot 1 is 2.03 acres with an existing two bedroom house and Lot 2 is 2.03 acres with the plan to have a proposed four bedroom house.

The applicant has health approval and Conservation approval.

Don Saltzman questioned if the applicant would agree to pave the dirt part of the road to his driveway? Peter Romano did not think so.

Mr. Romano stated that the subdivision will be staked by this weekend and suggested that he conduct the walk for the Commissioners. A date to be set for the walk.

Don Saltzman moved that the Commission receive the application for a 2 lot subdivision located at 65 Newtown Tpke. Seconded by Paul Heifetz.

Discussion: The Land Use Director stated that additional items needed to be added to the application file.

Vote in favor (4-0) Jane Connolly, Dan Gilbert and Ridge Young absent.

The application will go to a public hearing on February 23, 2009.

PUBLIC HEARING CONT: SPECIAL PERMIT: ASPETUCK VALLEY COUNTRY CLUB, 67 OLD REDDING ROAD, IRRIGATION BUILDING (ATTORNEY FALLON)

Attorney Fallon, Charles Torrence, General Manager of the Aspetuck Valley Country Club and Doug DiVesta P. E. were present.

Attorney Fallon stated that the requested revised plans, per the Town Engineer, have been submitted.

A draft of conditions was handed out by the Land Use Director, to the Commission members. Don Saltzman raised the question of PCB spillage that Jane Connolly raised at the last meeting. Attorney Fallon stated that the application is not in a flood plain and the dirt will be removed by a utility company. Katie Gregory referred to the discussion of

PUBLIC HEARING CONT: SPECIAL PERMIT – IRRIGATION PUMP HOUSE  
AVCC CONT:

the dirt pile to include a requested soil analysis. Mr. DiVesta stated that the soil testing had been completed and they would forward a report for the file. Attorney Fallon stated that the dirt pile has nothing to do with the pump house application before you tonight. He also stated that Section 348.2 provides that when you have land filling, regrading, excavation and/or removal of earth material is deemed a “regulated activity” under the “ordinance Concerning the Regulation of Inland Wetlands Watercourses in the Town of Weston,” such activity is allowed only when a permit has been obtained for such “regulated activity” from the Inland-Wetland Regulatory Agency of the Town of Weston, and such activity is specified in the permit; so therefore to not have to get a zoning permit.

No public comment.

Don Saltzman moved that the Commission close the public hearing. Seconded by Paul Heifetz. Vote in favor (4-0) Jane Connolly, Dan Gilbert and Ridge Young absent.

Don Saltzman moved that the Commission approve the draft approval circulated to the Commission members for the Special Permit for the Irrigation Building for the Aspetuck Valley Country Club, Seconded by Katie Gregory. Vote in favor (4-0) Jane Connolly, Dan Gilbert and Ridge Young absent.

The approval will be filed with the minutes in the Town Hall Vault.

PUBLIC HEARING CONT: ACTIVITY IN FLOOD PLAIN: ASPETUCK VALLEY  
COUNTRY CLUB, 67 OLD REDDING ROAD, IRRIGATION BUILDING  
(ATTORNEY FALLON)

A draft of conditions was handed out to the Commission members, by the Land Use Director. A discussion followed.

Don Saltzman moved that the Commission close the public hearing. Seconded by Paul Heifetz. Vote in favor (4-0) Jane Connolly, Dan Gilbert and Ridge Young absent.

Don Saltzman moved that the Commission approve the draft approval circulated to the Commission members for Activity in Flood Plain, Aspetuck Valley Country Club. Seconded by Katie Gregory, Vote in favor (4-0) Jane Connolly, Dan Gilbert and Ridge Young absent.

A copy of the approval will be filed with the minutes.

PUBLIC HEARING: NEW SECTION 321.8 OF ZONING REGULATIONS, ZERO INCREASE IN RATES AND EROSION AND DEFINITION TO BE ADDED TO SECTION 610, ZERO INCREMENTAL RUNOFF.

Stephan Grozinger read the public hearing notice into the record.

Being that Dan Gilbert was absent, the members felt the discussion should be continued to the next meeting.

It was also noted that the approval from SWRPA is forthcoming. Also the Commission needs to read over the comments received from Fred Anderson, Conservation Planner; Jane Connolly, Robert Turner, Consultant, and Town Attorney P. Sullivan, before the next meeting.

A discussion continued to include the creation of regulations for clear cutting and tree cutting. It was suggested to obtain a copy of the Town of Greenwich Zoning Regulations. The Land Use Director will get copies of Zoning Regulations from the towns of Darien and Greenwich.

PUBLIC COMMENT: Doug DiVesta, P. E. commented that he is working with the towns of Greenwich, Westport and Darien which are going in this same direction regarding zero incremental runoff.

OTHER BUSINESS:

The Land Use Director stated that some additional information had been received on January 6, 2009 for the CN Builders file to include a map and a letter. She is following up with the Town Engineer. Also that additional items are still needed from Attorney Rubin.

In reference to the Town Plan, Katie Gregory wondered how many successes there were from the 2000 Town Plan list? Street signs was mentioned. It was noted that Dan Gilbert had been researching this information.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval with correction on May 4, 2009 (6-0) Don Saltzman absent.