

Present: Stephan Grozinger, Chairman; Don Saltzman, Ridge Young, Katie Gregory, Joe Limone Absent: Jane Connolly, Vice Chairman

Tracy Kulikowski, Land Use Director also present.

Meeting on tapes 1-3, dated 4/4/11

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APPROVAL OF MINUTES: 3/21/11

Stephan Grozinger moved that the Commission approve the minutes of March 21, 2011, as corrected. Seconded by Don Saltzman. Vote in favor (5-0) Jane Connolly absent.

CHAIRMAN'S REPORT:

Stephan Grozinger went over his Chairman's report of March 31, 2011. Included in the discussion was the Schindel Subdivision on Newtown Turnpike and that no bond has been posted and that nothing can be allowed on that land until there is a bond. Also stated to put a note on the Land Records regarding a possible lien on the property. The Chairman will call the Town Attorney.

PUBLIC HEARING: SPECIAL PERMIT – WIESEN, 37 BLUEBERRY HILL – APARTMENT

Owner/applicant Jean Wiesen was present.

Stephan Grozinger read the legal notice for the public hearing, into the record.

Joe Limone made a site visit and found the apartment conforming with no issues. The Chairman read the draft approval for the apartment and also the letter from the Westport Weston Health District, dated April 4, 2011. A discussion followed.

Katie Gregory moved that the Commission close the public hearing. Seconded by Ridge Young. Vote in favor (5-0) Jane Connolly absent.

Joe Limone moved that the Commission approve the application by owner Jean Marie Weisen for a Special Permit under Section 321.2d of the Zoning Regulations for an accessory apartment located in the dwelling at 37 Blueberry Hill Road, Weston, Connecticut. Seconded by Katie Gregory. Vote in favor (5-0) Jane Connolly absent.

DISCUSSION/DECISION: 90 DAY EXTENSION FOR MYLAR FILING FOR FAR HORIZON SUBDIVISION, ADC-10 LADDER HILL, LLC, 10 LADDER HILL ROAD (SPATH)

Mr. Burtula was present from the Huntington Co. to request a 90 day extension for the filing of the mylar for the Far Horizon Subdivision, for financial reasons per letter, dated March 8, 2011 from Charles Spath, Jr., Principal of The Huntington Company, LLC.

Stephan Grozinger moved that the Commission approve extending the mylar filing date of 90 days from May 25, 2011 to August 23, 2011.

Seconded by Joe Limone. Vote in favor (5-0) Jane Connolly absent.

DISCUSSION CONT: GANS, 27 RIVERFIELD, NEW REMEDIATION PLAN (ROMANO)

Neither Mrs. Gans or Peter Romano of Land Tech could be present. Joe Limone did visit the site and gave a status report of the silt fence being in place, wood chip mulch down and that the area is stable. A contractor will be hired to hydroseed. A discussion ensued.

Joe Limone moved that the Commission request a letter from Peter Romano of Land Tech Consultants that the remediation work has been completed for the Gans residence at 27 Riverfield Road, and to be placed on the agenda for the Planning & Zoning meeting on April 25<sup>th</sup>, 2011. The Commission cannot close out on this remediation work until the hydroseeding has taken root (10 days after it has been placed). Seconded by Katie Gregory. Vote in favor (5-0) Jane Connolly absent.

DISCUSSION: LENHART-118 GEORGETOWN ROAD, OCTOBER 18, 2010, ORDER OF REMOVAL

Paul Lenhart, son of Mr. Lenhart, was present. On October 18, 2010, the Zoning Officer issued an order of removal regarding the flood elevation of the basement floor of his new house. A discussion followed requesting a completion date from Mr. Lenhart. Mr. Lenhart requested 90 days for the items he has to complete. Stephan Grozinger requested Mr. Lenhart to come back to the Commission in 30 days with a status report.

Stephan Grozinger moved that the Commission request the applicant of 118 Georgetown Road, in reference to the Order of Removal of October 18, 2010, to return to the Commission with a status report and Engineering Report for the May 2<sup>nd</sup>, 2011 meeting. Seconded by Joe Limone. Vote in favor (5-0) Jane Connolly absent.

DISCUSSION CONT: POTENTIAL AMENDMENTS TO THE ZONING REGULATIONS – ACCESSORY HOUSING AND DWELLING UNITS

Public Comment from the neighbors surrounding Midtown Garage on 107 Georgetown Road regarding, machinery, abandoned cars with no license plates, debris and garbage and using the area as a junk yard. A discussion followed and it was suggested that they talk to the First Selectman.

DISCUSSION CONT: TOWN PLAN IMPLEMENTATION

To be on the next agenda

OTHER BUSINESS:

Stephan Grozinger moved that the Commission approve adding to the agenda the discussion of contractors signs. Seconded by Joe Limone. Vote in favor (5-0) Jane Connolly absent.

A discussion followed regarding contractor's signs, community signs and how to enforce same. Stephan Grozinger will draft a violation letter.

Stephan Grozinger moved that the Commission approve that the Zoning Enforcement Officer mail the violation letter to the homeowner. Seconded by Joe Limone. Vote in favor (4-1) nay Katie Gregory. Jane Connolly absent.

OTHER BUSINESS CONT:

Katie Gregory moved that the Commission approve discussing the procedure for sending proposals of regulations to SWRPA. Seconded by Stephan Grozinger. Vote in favor (5-0) Jane Connolly absent.

A discussion followed regarding the Town Cemetery and Real Estate signs – procedure.

Joe Limone stated that he is seeing Ms. Chadwick regarding the proposed book award.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval. Unanimous approval on 4/25/11

