

Present: Stephan Grozinger, Chairman; Jane Connolly, Vice Chairman; Ridge Young, Joe Limone, Britta Lerner, Katie Gregory (via Skype at 8:05 p.m.) Absent: Don Saltzman

Also present: The Land Use Director

APPROVAL OF MINUTES: 6/6/11

Stephan Grozinger moved that the minutes of June 6, 2011, as amended, be approved. Seconded by Ridge Young. Vote in favor (5-0) Don Saltzman and Katie Gregory

CHAIRMAN'S REPORT:

The Chairman's report was submitted and discussed. Also stated that because of a lack of a quorum for the July 5<sup>th</sup> meeting, it will be cancelled and the next meeting will be on Monday, July 18<sup>th</sup>.

Stephan Grozinger moved that the Commission approve cancelling the Planning & Zoning meeting on July 5<sup>th</sup>, 2011. The next meeting to be on July 18<sup>th</sup>, 2011. Seconded by Ridge Young. Vote in favor (5-0) Don Saltzman and Katie Gregory absent.

RECEIPT OF APPLICATION: LOT DEVELOPMENT PLAN: PORTNER, 23 CHURCH LANE, CHURCH LANE SUBDIVISION, POOL (MEEHAN & RAMOS)

Tim Meehan, representing the owner, was present. Stephan Grozinger stated that he felt that approvals of this type, should be done by staff and not come to the Commission. Jane Connolly stated her concern about the envelopes going to the neighbors for any feed back.

Joe Limone moved that the Commission approve not receiving this application and referring it to staff for approval. If there are any problems, the Zoning Officer will come back to the Planning & Zoning Commission. Seconded by Britta Lerner. Vote in favor (5-0) Don Saltzman and Katie Gregory absent.

RECEIPT OF APPLICATION: WESTON WOMEN'S LEAGUE AND WESTON HISTORICAL SOCIETY – SPECIAL PERMIT, WESTON FARMER'S MARKET, 104 WESTON ROAD

Stephan Grozinger recused himself.

Heather Levy was present. She explained the purpose of the Farmer's Market and what it sells. They donate their proceeds to charities.

**SPECIAL PERMIT – FARMER’S MARKET CONTINUED:**

Jane Connolly moved that the Commission receive the application for a special permit for the Farmer’s Market at 104 Weston Road. Public Hearing to be held on July 18<sup>th</sup>, 2011 and to forbear from any enforcement until the application is reviewed. Vote in favor (4-0) Stephan Grozinger recused. Don Saltzman and Katie Gregory absent.

**DISCUSSION: ENFORCEMENT STATUS REPORT: FRIETAG, 7 TOBACCO ROAD, RELOCATION OF FENCE FROM TOWN PROPERTY.**

Maria Frietag and Ed Parker, Architect, were present. Ed Parker came forward to explain the Frietag situation to the Commission and the hardships of relocating this fence, now on Town property, on the Frietag family. A discussion followed. The Chairman read a memo, dated June 20, 2011, from John Conte, Town Engineer, into the record. The Commission stated that the wall has to conform to the regulations of a height of four (4) feet which is the Commission’s jurisdiction. The fact that the fence is on Town Property is the jurisdiction of the Board of Selectmen. The applicant has appealed to the Zoning Board of Appeals but withdrew their application.

A discussion followed. A motion was made: Stephan Grozinger moved that the Commission forbear on any future enforcement action until August 1<sup>st</sup> when the applicant has agreed that the whole fence will be done. Seconded by Jane Connolly. Vote in favor (5-0) Don Saltzman and Katie Gregory absent.

Commissioner Katie Gregory joins the meeting via Skype.

**DISCUSSION/DECISION: FLOOD ZONE DEVELOPMENT PERMIT APPLICATION, BABIVSKIY, LOT J, WEST BRANCH ACRES, OLD MILL AND NEWTOWN TURNPIKE, NEW HOUSE (JFM ENGINEERING, INC.)**

John McCoy, P. E. summarized the application.

There were no comments from the public.

Joe Limone moved that the Commission approve the conditions set forth. Seconded by Ridge Young. Vote in favor (6-0) Don Saltzman absent.

**DISCUSSION/DECISION: MORTON SCHINDEL, WESTON WOODS SUBDIVISION, 381-389 NEWTOWN TURNPIKE, REQUEST FOR EXTENSION TO POST PERFORMANCE BOND AND POTENTIAL REVOCATION OF SUBDIVISION APPROVAL FOR FAILURE TO POST PERFORMANCE BOND**

Mort Schindel was present and gave a brief history of Weston Woods and his relationship with Scholastic. He stated that he contacted the attorney at Scholastic about submitting performance bond. The attorney is on vacation until Monday 6/27 and will talk to him then. Mr. Schindel requested an extension of time from the Commission to accomplish this. Mr. Schindel will return to the Commission on July 18<sup>th</sup>.

Jane Connolly moved that the Commission to adjourn this application for discussion until July 18<sup>th</sup>, 2011 and to hold off any enforcement until then. Seconded by Ridge Young. Vote in favor (6-0) Don Saltzman absent.

**PUBLIC HEARING: ZONING REGULATIONS PROPOSED AMENDMENTS:**  
Section 312.10 (Travel Way Obstructions) Section 313 (Fences), Section 314 (Zero Increase in runoff and erosion), Section 332.7 (the proposal would delete this from the Zoning Regulations), Section 348 (Disturbance of Soil), Sections 440-441.2 (Zoning Board of Appeals) and Section 610 (Definitions)

Stephan Grozinger read the legal notice into the record for the public hearing. He also stated that Peter Romano of Land Tech did not submit any additional comments. The Town Attorney gave an opinion about perimeter fencing and SWRPA suggested that the Commission look at the Town of Westport's regulations.

A discussion followed.

Joe Limone moved that the Commission approve the Zoning Regulations proposed amendments for Section 312.10, 313, 314, 332.7, 348, 440-441.2 and Section 610. Seconded by Jane Connolly. Vote in favor (6-0) Don Saltzman absent.

No public comment.

**DISCUSSION CONT: POTENTIAL AMENDMENTS TO THE ZONING REGULATIONS – SECTION 350, SIGNS**

Stephan Grozinger referred to the article on signs sent out by the Land Use Director. A discussion followed and it was decided to get an opinion from the Town Attorney.

DISCUSSION CONT: DEVELOPMENT OF A P&Z COMMISSION BOOK AWARD

Joe Limone stated that he talked with Ina Chadwick and she could not attend this evening but will come to the July 18<sup>th</sup> meeting.

Addition to agenda:

Stephan Grozinger moved that the Commission approve adding to tonight's agenda, the following: To Discuss the Amended SOP. Seconded by Ridge Young. Vote in favor (6-0) Don Saltzman absent.

A discussion following about adding a section about apartment permit applications.

Stephan Grozinger moved that the Commission approving the Amended SOP (standing operating procedure). Seconded by Joe Limone. Discussion: Katie Gregory suggested taking out personal names. Vote in favor (6-0) Don Saltzman absent.

Stephan Grozinger also discussed adding the " footer" to each permit.

Ridge Young moved that the Commission approve adding the entire new "footer" on each new application. Seconded by Jane Connolly. Vote in favor (6-0) Don Saltzman absent.

OTHER BUSINESS:

Ridge Young discussed the affect of COG for the Town of Weston.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval on July 18, 2011