

Present: Jane Connolly, Chairman; Joe Limone, Vice Chairman; Don Saltzman, Stephan Grozinger, Ken Edgar, Britta Lerner, Pierre Ratte

Also present: Land Use Director

Digitally recorded on October 15, 2012

APPROVAL OF MINUTES: Held until the end of the meeting.

RECEIPT OF APPLICATION: MODIFICATION TO SPECIAL PERMIT, ASPETUCK VALLEY COUNTRY CLUB, 43-67 OLD REDDING ROAD, ACCESSWAY & DRAINAGE (LANDTECH)

Commissioner Ken Edgar recused himself from the meeting because he is a member of the Aspetuck Valley Country Club.

Peter Romano of Land Tech, representing the Aspetuck Valley Country Club went over his application in detail to explain that the Club is submitting a request for modifications to the previously approved Special Permit for the proposed site improvements and Master Plan for the Club. They are seeking to allow a portion of the exiting southerly driveway to remain in its current location along the southerly property in lieu of the approved relocation to the north. The driveway surface will be improved as originally proposed. Also seeking permission to allow the installation of a temporary seasonal enclosure (November to May 1) on two of the proposed tennis courts at the southeast corner of the property.

The applicant is also before the Conservation Commission.

Jane Connolly moved that the Commission receive the proposed application for a Modification to Special Permit for the Aspetuck Valley Country Club, 43-67 Old Redding Road. Seconded by Stephan Grozinger. Vote in favor (6-0) Ken Edgar recused.

13.13 mins.

The Commission to work with Peter Romano to schedule a site walk.

**PUBLIC HEARING: MARSH FLOOD ZONE DEVELOPMENT PERMIT, STREAM EMBANKMENT RESTORATION & EXISTING STONE CHECK DAM, 40 VALLEY FORGE.**

The Chairman read the public hearing legal notice into the record.

Alan Shepard, P. E. representing Mr. and Mrs. Marsh of 40 Valley Forge stated that the application calls for work in the flood way and flood plain in order to do the restoration work. The applicant has Conservation approval and the Engineer is following their conditions also. Mr. Shepard explained the details of the job regarding the restoration of the existing riverbank to prevent further erosion with the use of a small machine and mostly hand work. It is a very limited scope of work to preserve the river bank and will not change the floodway or the floodplain. Mr. Shepard stated that no State permit was needed for this work and that DEP has already done a hydrologic study in 2010. He also stated that there will be no impact on any other properties down the river. Discussion continued.

Public comment – none.

Stephan Grozinger moved that the Commission close the public hearing. Seconded by Don Saltzman. Vote in favor (7-0)

Stephan Grozinger moved that the Commission approve the application for a Flood Zone Development Permit for stream embankment restoration and existing stone check dam, located at 40 Valley Forge. Seconded by Joe Limone. Vote in favor (7-0)

**DISCUSSION CONT: COBBS MILL INN, 12 OLD MILL ROAD, ISSUES RAISED BY NEIGHBORS REGARDING THE LOWER PARKING LOT, NOISE AND CABARET AND ENTERTAINMENT USES, SEPTEMBER 18, 2012 LETTER FROM CODE ENFORCEMENT OFFICER.**

No one was present to represent Cobb's Mill Inn. Don Saltzman raised the question that since no one is here to represent Cobb's Mill even for the last meeting, do we continue or start over? Ken Edgar stated that the Commission promised the neighbors that the Commission would look into the situation.

## COBB'S MILL CONT:

Xu Cheng, was present and reiterated his concerns regarding the lower parking lot that has not as yet been fenced or landscaped. He also stated that the car lights are shining into his house and also complained about the noise of the live music of Cobb's Mill.

The Land Use Director, at the Commission's request, submitted a memo dated October 15, 2012, regarding the parking lot and bond, based on the tapes of the April 16, 2012 and September 24, 2012 regarding the approvals granted to Cobb's Mill. The Soil Disturbance Permit for the parking lot includes a condition that a soil erosion controls be installed prior to the commencement of any work. A discussion followed as to whether the controls were required to be installed upon issuance of the permit to mitigate erosion associated with work done before the permit was issued, or if the controls were to be installed only if new work was commenced subsequent to issuance of the permit. No consensus was reached.

Stephan Grozinger moved that the Commission approve giving the Chairman the authority to draft such a letter to the owner of Cobb's Mill reflecting the discussion. Seconded by Britta Lerner. Vote in favor (7-0)

The Chairman then addressed the fence issue. The Commission agreed that installation of a fence was not a condition of any permit issued to Cobb's Mill. After discussion, Mr. Cheng indicated that he might have a further conversation with Drew Friedman, owner of Cobb's Mill Inn.

DISCUSSION: "CONNECTICUT MARKET WATCH SECOND QUARTER 2012"  
PREPARED BY WILLIAM PITT/SOTHEBY'S INTERNATIONAL REALTY

There were approximately 18 realtors, mostly from Weston, in attendance. The Commission had invited the realtors to come in and discuss their impressions of the Weston real estate market with the Commission. Several realtors spoke and in the course of discussion mentioned the following issues – taxes, quality of the schools, amenities, how to promote Weston better, and helping with certificates of occupancy for mortgage lenders, parking passes at the Westport Train Station, sidewalks near Weston Center, houses on private roads.

Everyone felt it was a very productive meeting and thanked the Commission for hearing them.

APPROVAL OF MINUTES:

Stephan Grozinger moved that the Commission approve the minutes of September 24, 2012, edited by Ken Edgar. Seconded by Don Saltzman. Vote in favor (4-0) Three members abstaining because they were absent from this meeting. Pierre Ratte, Jane Connolly and Joe Limone.

STAFF REPORT

The Land Use Director submitted an updated Staff Report to the Commission and went over it in detail. Ken Edgar requested that future Staff Reports be marked to indicate new material.

Meeting adjourned:

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval on 11/19/12