

Present: Stephan Grozinger, Chairman; Jane Connolly, Vice chairman; Don Saltzman, Katie Gregory, Ridge Young, Joe Limone and Tracy Kulikowski, Land Use Director  
David Allen absent

Meeting on tapes 1-3, dated January 19, 2010  
The January 4, 2010, had been cancelled.

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#### PRESENTATION TO PAUL HEIFETZ

Stephan Grozinger presented Paul Heifetz with a Certificate of Appreciation for all his years of serving on the Planning & Zoning Commission. First Selectman Gayle Weinstein presented him with a Proclamation from the Town of Weston noting all his accomplishments over the years serving the Town of Weston and declaring January 20<sup>th</sup>, 2010, Paul Heifetz Day.

#### APPROVAL OF MINUTES:

Don Saltzman moved that the Commission approve the minutes of December 21, 2009, with correction. Seconded by Ridge Young. Vote in 4 in favor with David Allen absent. Katie Gregory and Jane Connolly were absent from the 12/21/09 meeting.

#### CHAIRMAN'S REPORT

Stephan Grozinger reported from his memo of January 11, 2010 meeting with the Zoning Enforcement Officer on January 7<sup>th</sup>, copy of which is attached.

Jane Connolly also noted concern that the Village District presentation at a previous Town Plan meeting was not a formal application.

#### TOWN PLAN

Stephan Grozinger reported on the status of the Town Plan and that he has done what he wanted to do. He will now send the document to all the members of the Commission and ask for their comments and then the members will send it on to Jane Connolly, Vice Chairman. Mr. Grozinger stated that he would like to discuss it at the next meeting on February 1, 2010.

#### PUBLIC HEARING: SPECIAL PERMIT MUSEUM. SECTION 341.2 WESTON ZONING REGULATIONS, LOT 6 OF WESTON WOODS SUBDIVISION, 389 NEWTOWN TURNPIKE, MORTON SCHINDEL, TRUSTEE (GUIDERA)

Stephan Grozinger read the legal notice of the public hearing into the record.

**SPECIAL PERMIT MUSEUM CONT:**

Present: Attorney G. Guidera, representing the applicant, Morton Schindel also present. Dorothy Curran, helping Mr. Schindel with the collection.

Attorney Guidera stated that the application is for a Special Permit, Section 341.2 for a museum, in the Zoning Regulations. The museum is proposed for Lot 6 of the Weston Woods Subdivision, recently approved by the Commission and showed the map and went over it in detail with the members.

The applicant is the former owner of Weston Woods Studios, a company founded by him in Weston and producing films based on children's books. "From the beginning, Weston Woods was an amazingly ingenious idea for bringing together the (then) isolated world of children's books with the more mainstream media of television and movies" (Maurice Sendak). The film production continued from 1953 until 1996 when it was sold to Scholastic, Inc., and subsequently moved to another location. But the artwork and all of the equipment used during that period of time still remains on the premises where it was originally used.

Unlike a museum created for the purpose of future acquisition of works of art from around the world, the works of art created by Weston Woods are already on premises. They are indigenous to Weston because they were created here. The Applicant's fervent wish is to be able to share these works, and the story of Weston Woods, with a wider public at the very place where they were created. It is this nexus with the Town of Weston that imparts, and will impart, special value to our community as a place of pioneering creativity.

The frequency of use, hours of use, number of persons on premise during use, maximum number of vehicles on premises during use, and the types of vehicles, will be modes and suitable for a residential neighborhood. All of these issues are subject to the discretion and approval of the Commission.

The museum would consist of three buildings. House 381 (Museum Exhibits), House 383 (two story and largest of the buildings) and a small studio (The Lodge and the smallest building) all situated on Lot 6 consisting of 7.5 acres. Mr. Schindel would not reside there but would like to keep his residence. Attorney Guidera felt that a caretaker would be needed. Attorney Guidera showed another map concerning setbacks and that one of the buildings is 99.2 feet from the setback and the applicant is going to ZBA for a variance. Everything else meets the setbacks.

Dorothy Curran gave a very detailed report of the overview of the Weston Woods Institute Museum property, management and operations, background, timeline, docent introduction, museum and library tour guide to include Building No. 1 The Gallery Museum, Building No. 2, The Main Museum and Library, Building No. 3 The Lodge.

SPECIAL PERMIT – MUSEUM CONT:

and Weston Woods Residence. Copy of which is attached to these minutes.

Attorney Guidera stated that Mr. Schindel thought of giving the collection to the Weston Historical Society but to give it away to someone – take it out of context, is making it a very different exhibit.

The concerns of the Commission members were as follows:

Parking and the impact on the neighbors.

Safety issue of people walking around with cars coming in.

Use of old abandoned tennis court for parking

Traffic coming in and out would not interfere with the subdivision road.

Traffic flow

Within the subdivision there are three lots developed and three lots not developed.

Concern of frontage requirements onto Newtown Turnpike per regulations

Problem with the principal structure

Setbacks with the existing structures

Concern with buffer area and screening

Attorney Guidera suggested that the Commission members take a site walk for the benefit of screening and the two new members.

A discussion followed on an exact interpretation of the regulations and the gray areas.

The members then requested the following:

For the applicant to show a survey map with parking measurements etc. as it relates to the regulations; buffers and setbacks, parking spaces vs. floor area, the internal road and busses/ cars with traffic flow. Also show a 100 foot setback line around the property. Check the square footage to the museum in relationship to the building that are open to the public excluding storage space. Also identify the collector road to Newtown Turnpike and define principal structure.

The sense of the meeting was to walk the site as a group with Attorney Guidera on Wednesday, January 27, 2010 commencing at 9:30 a.m. at the site – 389 Newtown Turnpike.

Public Hearing to be continued to February 1<sup>st</sup>.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval with correction on February 1, 2010

