



## Planning and Zoning Commission

Regular Meeting and Public Hearing  
 Monday, March 3, 2025 at 7:15 p.m.  
 Via in person at Town Hall or via Zoom or telephone

Sally Korsh, Chairperson  
 Alexander Burns, Vice Chairman  
 Gus Christensen, Member  
 Lauren Gojkovich, Member  
 Joseph Leone, Member  
 Megan Loucas, Member  
 Michael Reiner, Member

## MINUTES

### 1. Call to Order

Land Use Director Richelle Hodza called the meeting to order at 7:15pm. The following members were present: Chairwoman Sally Korsh, Vice Chairman Alexander Burns, Gus Christensen, Lauren Gojkovich, Michael Reiner, Joseph Leone and Megan Loucas. Also present were town staff members Richelle Hodza, Land Use Director and Recording Secretary, Felippo Scandizzo.

### 2. Public Hearing

- A. **00 Wampum Hill Road**, Wilton | Weston M B L: 1 3 83 | Aspetuck land Trust Inc | Special Permit Application to construct parking area off a proposed driveway off Wampum Hill Road, beginning in the Town of Wilton. [Date of receipt pursuant to CGS 8-d(c): 2/3/25; applicant has requested a continuance to 3/3/25]

Land Use Director Richelle Hodza explained to the Commissioners that the applicant decided to withdraw the application.

- B. **285 Lyons Plain Road | Emmanuel Episcopal Church** | Special Permit Application | For a customary accessory use to operate a nursery school, music school, and/or day camp within the existing, purpose-built, parish hall space [Date of receipt pursuant to CGS 8-d(c):1/6/25]

Ed Sampson, representing Emmanuel Episcopal Church, explained that the church decided not to proceed with the proposed after-school recreation program. Instead, they would focus on the nursery school and music school for young children. Dawn Egan, a neighbor from Pheasant Hill Road, shared her excitement at the prospect of having a nursery school at Emmanuel Church and expressed full support.

A MOTION was made by Commissioner Loucas to Close the Public Hearing. The MOTION was SECONDED by Commissioner Gojkovich. ALL IN FAVOR; The MOTION CARRIED unanimously.

A MOTION was made by Commissioner Leone to Approve 285 Lions Plains Road Special Permit Application for a customary accessory use to operate a nursery school and music school within the existing purpose-built parish hall space. The MOTION was SECONDED by Commissioner Burns. ALL IN FAVOR; The MOTION CARRIED unanimously.

- C. **285 Lyons Plain Road | Emmanuel Episcopal Church** | Special Permit Application | To lease existing kitchen to local persons for food preparation. (Date of receipt pursuant to CGS 8-d(c): 2/3/25)

Edward Samson, Senior Warden provided clarification regarding the hours of operation for the church's kitchen facility. He requested 7 AM until 7 PM, Monday through Sunday. Chairwoman Korsh explained to the applicant that the health district requires a sign-off from the zoning authority to allow food to be sold from the proposed kitchen. The current zoning code does not authorize the operation of this type of kitchen, as it is not part of a residential use. Chairwoman Korsh suggested that the church apply for a text amendment to their zoning to allow such an activity.

A MOTION was made by Commissioner Burns to Close the Public Hearing. The MOTION was SECONDED by Commissioner Loucas. ALL IN FAVOR; The MOTION CARRIED unanimously.

A MOTION was made by Commissioner Christensen to Deny the Special Permit application without prejudice. The MOTION was SECONDED by Commissioner Burns. ALL IN FAVOR; The MOTION CARRIED unanimously.

A MOTION was made by Commissioner Loucas to Waive the application fees for both text amendment and special permit application for Emanuel Episcopal Church. The MOTION was SECONDED by Commissioner Christensen. ALL IN FAVOR; The MOTION CARRIED unanimously.

### 3. New Business

- A. **190 Weston Road** | Josh Tolk, Agent for Weston Shopping Center Associates LLC | Relocation of liquor store use including walk-in cooler. [Date of Receipt 3-3-2025, public hearing to be set within 65 days]

Josh Tolk, representing Weston Shopping Center Associates, appeared before the commission to seek a certificate of zoning approval for relocating an existing liquor store. The liquor store is being moved from its current location to the vacant former Fitness space. The reason for this move is to accommodate existing walk-in coolers, which are currently in the old liquor store, and to relocate them to the new space.

A MOTION was made by Chairwoman Korsh to set a Public Hearing for the Western Shopping Center Associates relocation of the liquor store use including the walk-in cooler on April 7, 2025 7:15 PM at the Town Annex 24 School Road. The MOTION was SECONDED by Commissioner Burns. ALL IN FAVOR; The MOTION CARRIED unanimously.

- B. **Deliberations and possible decision on Application for Text Amendments to Zoning Regulations** - Able Construction represented by Eric D. Bernheim, Esq. to propose four Text Amendments to the Regulations, one to Section 322.2(d), one to Section 322.3(c) and two to Section 322.3(c)(ii) of the Regulations. The first proposal applies to Sections 322.2(d) and 322.3(c) [counted as two amendments to the text] and will give the Planning & Zoning Commission the discretion to **reduce the minimum setback** for off-street parking and loading areas when the property in question abuts a residential district but the abutting property is not currently being used for a single-family

Town Hall Annex | 24 School Road | P.O. Box 1007 | Weston, CT 06883 | (203) 222-2618 | [rhodza@westonct.gov](mailto:rhodza@westonct.gov)

residence. The second is a **revision to the total bedrooms per unit** limitation so that Applicant, and other similarly situated developers, may develop the Property to include three (3) bedroom units. The third proposal is a revision to the second limitation established by Section 322.2(c)(ii) by **increasing the total allowed square footage** of floor area from 1,200 square feet to 1,800 square feet. [Public Hearing closed February 3, 2025]

The Commissioners discussed the points made during the meeting, with several expressing a desire to give the issue more thought. Some members indicated they were ready to vote, while others wanted more time for consideration.

A MOTION was made by Commissioner Burns to continue the discussion to the April 7, 2025 meeting. The MOTION was SECONDED by Commissioner Reiner. ALL IN FAVOR; The MOTION CARRIED unanimously.

**C. Possible deliberations and decisions on matters in item 2 above if public hearing has been duly closed.**

**4. Approval of Minutes**

A MOTION was made by Commissioner Burns to Approve Regular Meeting minutes from 2/3/25. The MOTION was SECONDED by Commissioner Leone. ALL IN FAVOR; The MOTION CARRIED unanimously.

**5. Zoning Enforcement Officer's report**

No Discussion.

**6. Discussion (cont'd) possible regulatory relief for certain legal non-conforming buildings.**

A. Possible regulatory relief for certain legal non-conforming buildings (cont'd)

B. Proposed increases of Zoning Application Fee

Ms. Hodza stated she compiled data from several towns similar to Weston. Weston's current fees have not changed since 2013, and compared to other towns fees are quite low. Ms. Hodza suggested that the fee structure may need to change from a flat rate to a percentage of the total cost.

**7. Other General Discussion (*not to include discussion of pending applications*)**

No Discussion.

**8. Adjournment** (Next regular meeting/ Public Hearing, Monday, April 7, 2025, 7:15 p.m. via Zoom/In person at the Town Annex) Chairwoman Korsh made a MOTION to ADJOURN. The MOTION was SECONDED by Commissioner Burns. ALL IN FAVOR; The MOTION CARRIED unanimously.

Respectfully Submitted,  
Felippo Scandizzo  
Recording Secretary