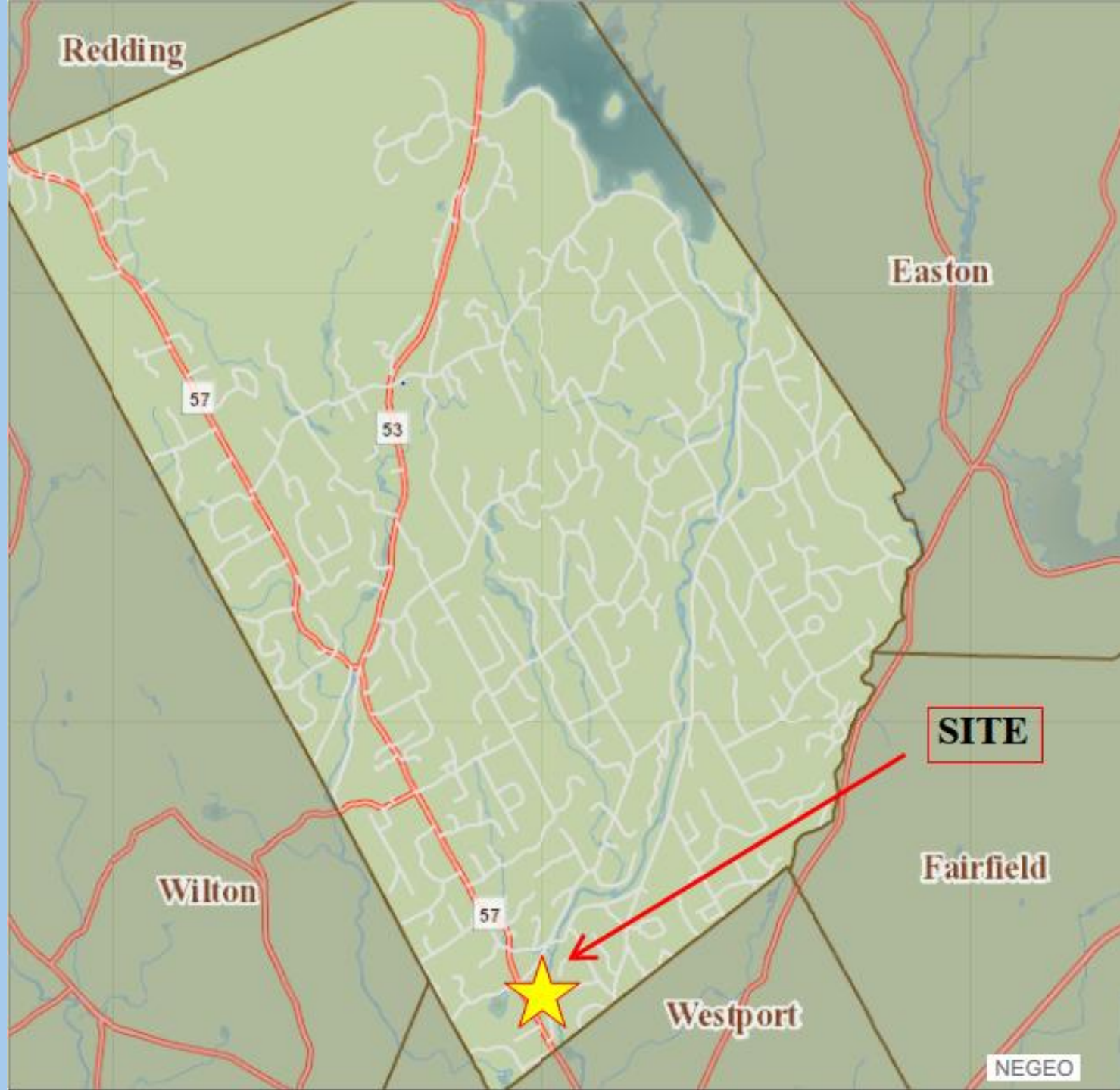
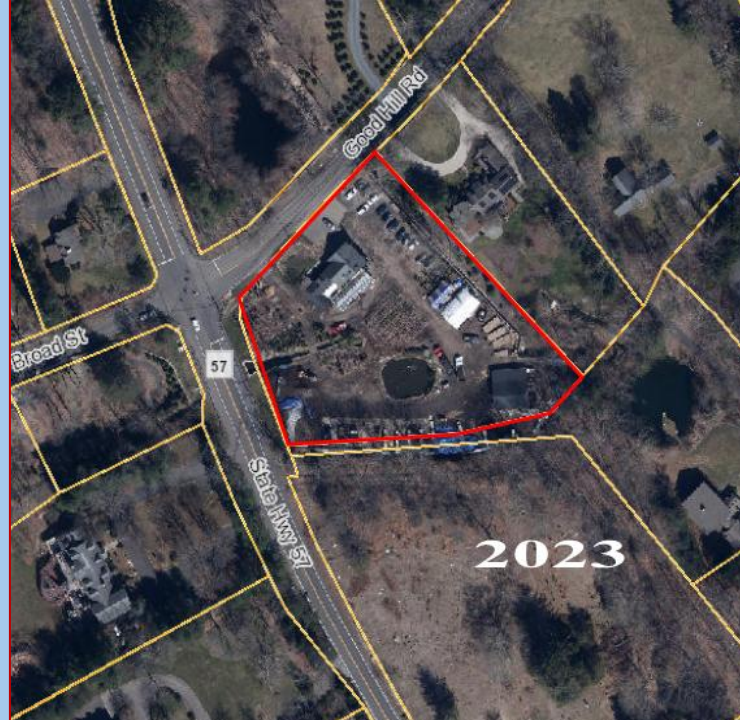


1 Goodhill Road, Weston, CT







Aerial Photos from the
Town of Weston GIS
Mapping Website

Planning & Zoning Commission October 7, 1971, Meeting Minutes

“Mr. Turner said that the nursery is non-conforming in sense of the present regulations...”

“Mr. Gilbertie said that he bought the place seventeen years ago and he had an attorney when he purchased it and there were no restrictions when he bought it and he was allowed to open his business... Mr. Gilbertie said that Weston Garden business started in 1933... Mr. Gilbertie said that he runs the business there 14 hours a day.”

PLANNING & ZONING COMMISSION
October 7, 1971

177

Present: Robert Turner, chairman, Dr. Michael Burnham, Ellie Milmore, Frank Jackson, Frank Wilson and Tom Van Winkle. *John Cunningham*

MINUTES OF SEPTEMBER 30th: The minutes were corrected to include Frank Jackson as being present at this meeting and under Aspetuck Valley Country Club subdivision the reference to Mrs. Milmore was deleted because of inaccuracy. Motion was made, seconded and passed to approve the minutes as corrected.

SALVATORE GILBERTIE RE: PROPERTY CORNER ROUTE 57 & GOODHILL RD:
Mr. Gilbertie attended this meeting in response to a request by the Planning & Zoning Commission to explain the use of his property. Mr. Turner pointed out that it appeared the dwelling on the property is occupied by two non-owners. Mr. Gilbertie said that he bought the place seventeen years ago and he had an attorney when he purchased it and there were no restrictions when he bought it and he was allowed to open his business. He said that he lived on the property up to six years ago. Mr. Turner referred to the regulation regarding roomers and boarders and the fact that in order to have roomers and boarders the dwelling had to be owner occupied. It was pointed out that this is a case of two tenants rather than roomers and boarders. Mr. Turner said that it would appear that this is a case of multiple tenants and in order to have an apartment it would necessitate at least the residence of an owner occupant. Mr. Gilbertie was asked how long he has rented the house and the answer was, "ever since I moved out, going on six years." Mr. Krelle owned the property before Mr. Gilbertie and Mr. Gilbertie said that when Mr. Krelle owned the property he had both apartments rented, that Mr. Krelle wasn't living there. Mr. Davidson and some other people lived in the place, and when Mr. Davidson left there he rented part of it. Michael Gilbertie and Salvatore Gilbertie owned this house together and each had an apartment. One apartment was on one side of the house and the other apartment on the other side with a workshop in between. Mr. Gilbertie said that Weston Garden business started in 1933. The owner had the business then and rented to Mr. Davidson and also rented to another. Mr. Turner said that the nursery is non-conforming in sense of the present regulations but it is the dwelling being occupied by other than the owner and the rental of two apartments which in effect makes it a multiple dwelling which would be a violation. The conditions of our regulations are either owner occupied with boarders or a dwelling with a special permit for an apartment. Mr. Gilbertie said that he runs his business there fourteen hours a day. He said he and his brother bought the house in 1955 but didn't move in until 1956. Mr. Davidson moved out in 1954. In 1965 Mr. Gilbertie moved out to High Acre Road. At that time they rented one apartment and about two years ago they rented the other. They have rented to two separate people and there are two separate apartments, but he said the apartments were there when they bought the place. Mr. Davidson had one apartment and another apartment was rented by Mr. Krelle. He said there was no time when only one family lived there. Mr. Gilbertie said that his brother moved in 1956. It was about six years ago when they actually rented an apartment to other than family. The property is still in the name of the two Gilbertie brothers. He said that the apartments have no common

Weston Gardens marks 25th year

WESTON - "Put pansies out. We had a frost last night. If you'd put in yesterday everything you wanted to put in, you would have lost it all."

The speaker was Mike Gilbertie, co-partner with his brother Sal in Weston Gardens at Goodhill and Weston Roads. They're celebrating their 25th Anniversary this month. One of the secrets of their success is that they tell the customers

exactly what to do and when.

Trying to interview them on a busy Spring day is not as easy task. Little old ladies in tennis shoes, young mothers in dungarees and small tots clinging from the top of a tree - "Look at me mommy!" all serve to distract the attention.

Mike has an easy manner. A big man, with black hair and eyes, he was wearing a houndstooth deer stalker's cap with a red feather

and a Black Watch plaid shirt. He gave his undivided attention to a young woman looking at rhododendron bushes. He was giving her explicit instructions as the care and feeding thereof.

When Sal came up with two young couples who were seeking information on ground planting, he patiently listened to their problems, made suggestions and promised to deliver and plant their choices during the next week.

Mike and Sal started their landscape gardening business "in our father's garage down in Saugatuck, 25 years ago," said Sal. He, too, is a big man, with a weatherbeaten face, and had on a nondescript hat and a rust suede vest.

They moved to Weston 17 years ago, and the business has grown with each succeeding year. The Gilbertie brothers now have a team of young men who lift the bales of peat moss, fertilizer, buck-wheat hulls, while they give advice about the care of plants and flowers to new customers and old.

Hanging baskets of salmon begonias, bright red geraniums, pansies in yellows, lavender and browns; candy tuft and mountain pink all vied with each other in a riot of color.

A cluster of burlap bagged magnolia trees stood by a pond in front of the greenhouse. A natural wood arbor stretched over masses of evergreens, laurel in flower and the rhododendrons occupying a lady

"We will plant anything," said Sal, "plan the landscaping for a home, build terrace walls. We make terraces, too."



BROTHERS OF SOIL: After a quarter century of tending nature, the Gilbertie brothers, Mike (left) and Sal (right), are still making things grow green, lush and beautiful, at the Weston Gardens Nursery, Goodhill and Weston Roads.

(Westport News photo by Billingham)

And to a young woman who wanted to put in some tomato plants, "not yet," said Sal. "It'll be safe by this weekend." Caution, integrity, a real love of flowers, trees and shrubs combined with the patience to listen to their customers - that's what has produced the successful Weston Gardens.

Sikorsky award

Igor I. Sikorsky, founder of Sikorsky Aircraft, was named the first recipient of the Connecticut Patent Law Association's Eli Whitney Award "in recognition of his pioneering efforts and as one of Connecticut's most famous inventors."

"Mike and Sal started their landscape business 'in our father's garage down in Saugatuck, 25 years ago,' said Sal..."

"They moved to Weston 17 years ago, and the business has grown with each succeeding year. The Gilbertie brothers now have a team of young men..."

"We will plant anything,' said Sal, 'plan the landscaping for a home, build terrace walls. We make terraces, too.'"

VIDEO SERVICES COMPANY

45 Saugatuck Avenue
Westport

Truly Competent
Color T.V.
Specialists

All makes



PICK UP AND DELIVERY ON CONSOLES

OVER 20 YEARS EXPERIENCE

227-5655

*Substantial support for heart research
is made possible by memorial gifts
to the Heart Association*

1953, February – The Westporter Herald Article Home Builder denied use of Weston Gardens Property

Weston Builder Decides To End Fight On Zoning

Faile To Quit Town Due To Opposition To Site He Sought

Shortly after sending a letter to Weston residents stating his case at length, David Hall Faile, Goodhill Road contractor and builder, announced this week he has decided to end his effort to secure a change in zoning rules and will move his business from Weston to Westport.

On December 10 of last year Mr. Faile applied to the Weston Zoning Board of Appeals for a variance to allow him to move his business to another site known as Weston Gardens two miles away on the same road. The business, existing before zoning, is non-conforming on its present site.

A Westport Tradition

The Westporter·Herald

Give to the Heart Fund

Established 1868 — Now in 86th Year No. 6 WESTPORT, CONN., THURSDAY, FEBRUARY 11, 1953 22 Pages — Two Sections PRICE 5¢

Opposition to his request grew up before the public hearing on his application. Charging that the meeting was "packed," he withdrew the application. Recently he had planned to continue his effort to secure a change in the regulations and to appeal to the Zoning Commission.

In his letter to the townspeople, Mr. Faile said he was not trying to "break zoning," which, he said, has been charged. All he was asking, he said, was a fair hearing on his request "to move an already established business from its present site to another already established business site."

(Concluded on Page 11)

Weston Builder

(Continued from Page 1)

other already established business site."

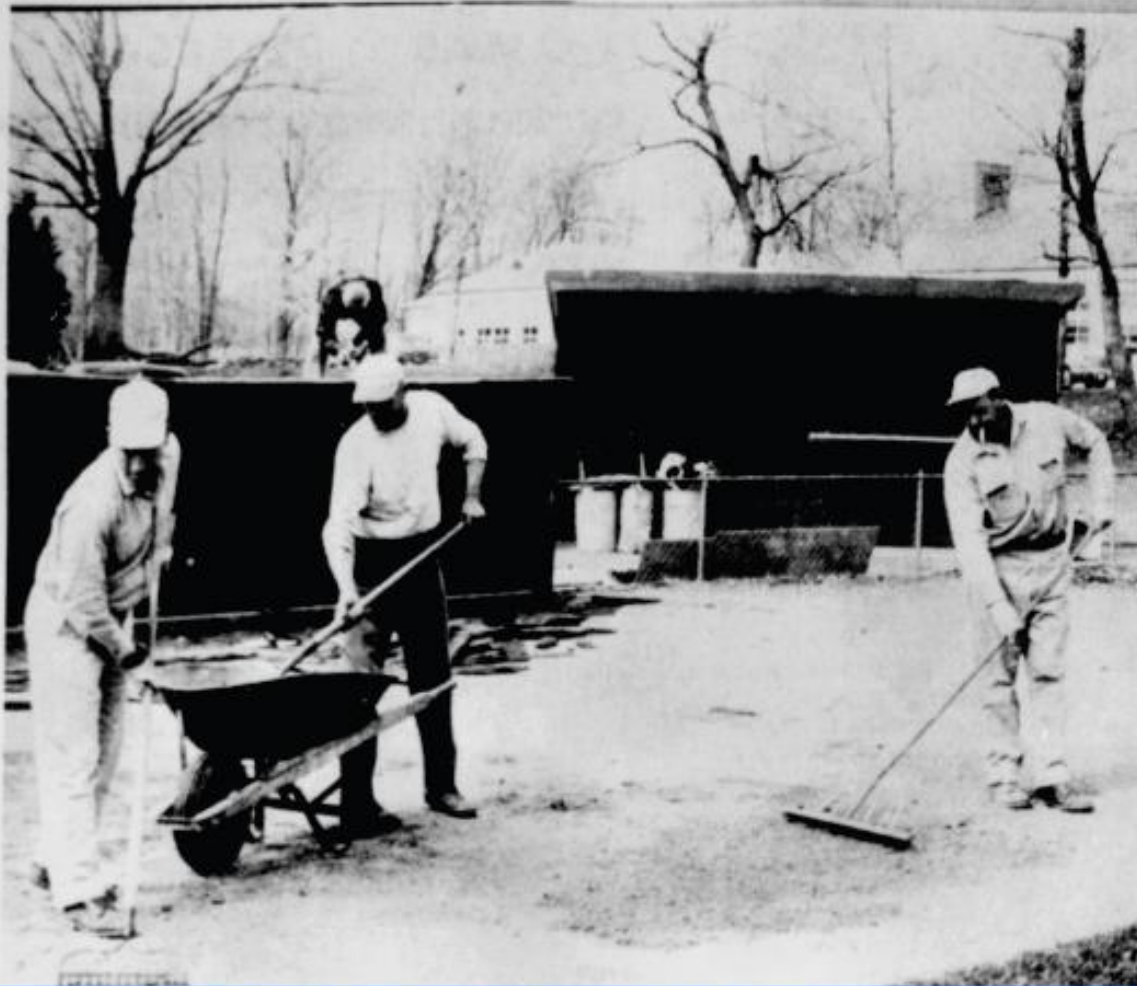
Neighborhood residents and other townspeople are reported still opposed to establishing Weston Gardens, which is at the junction of Goodhill Road and Route 57, as a business are under the zoning regulations.

In view of this continued opposition, the contractor has now decided to quit Weston. He said this week he will move his business and his residence to Westport as soon as he finds suitable property in the neighboring town.

WESTON

Page 6

Sunday, April 26, 1964

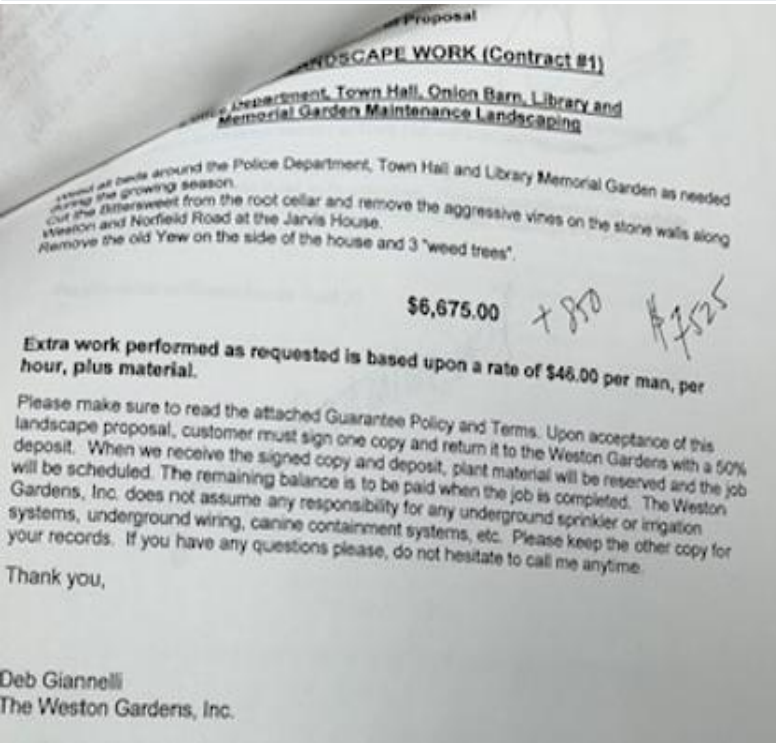


PREPARING THE FIELD for yesterday's scheduled Little League opener were workers from the Weston Garden Landscaping firm. From left to right are Charles Pierce, Andy Fekete and Mike Gilbertie. Working on the dugout in the background is Ralph Anderson.

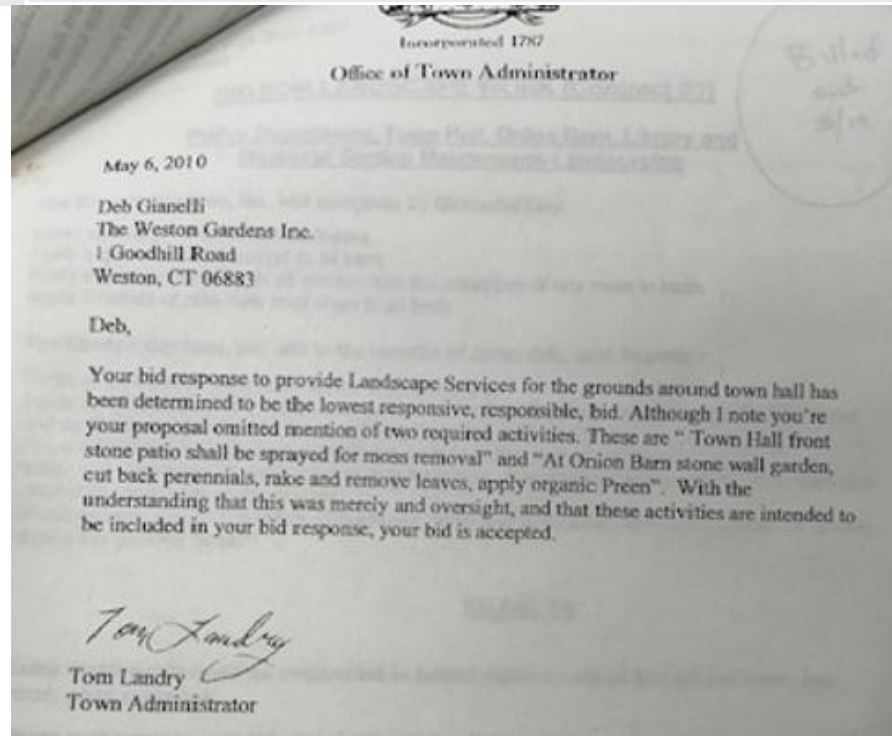
Westport Town Crier April 26, 1964

“PREPARING THE FIELD for yesterday’s Scheduled Little League opener were workers from the Weston Garden Landscaping firm. From left to right are Charles Pierce, Andy Fekete and Mike Gilbertie. Working on the dugout in the background is Ralph Anderson.”

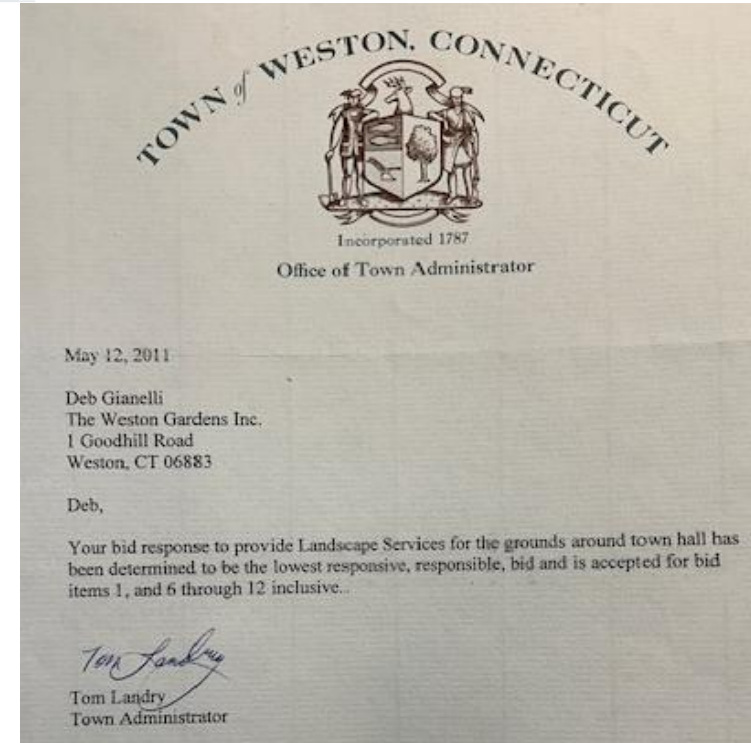
2010 Contract - Landscape work , Memorial Gardens, Library Maintenance Landscaping



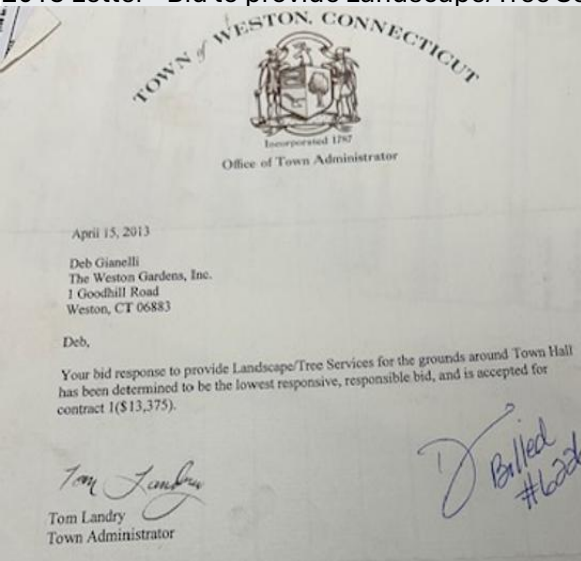
2010 Letter approved bid - To provide Landscape Services for the grounds around town hall



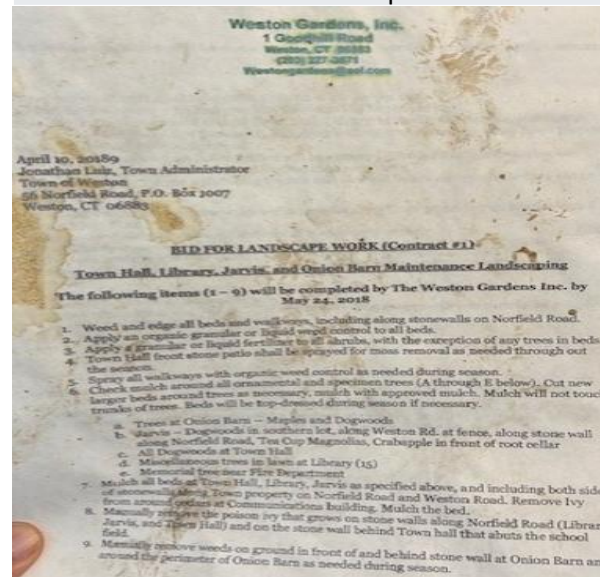
2011 Letter approved bid - To provide Landscape Services for the grounds around town hall



2013 Letter - Bid to provide Landscape/Tree Services for grounds around Town Hall



2018 Contract - Bid for Landscape Work - Weed and Edge, apply granular weed control and fertilizer



**Year-round
sign stating
landscaping
by Weston
Gardens
During
Michael
Gilbertie's
Ownership**



Westport Town Crier, May 16, 1957 (Weston Gardens, "Gilbertie Landscaping")

EDWARD F. O'DWYER, Architect, Westport, Supervising Architect (and Maestro of the Whole Show).
 CLARK CONSTRUCTION CO., INC. (Samuel Clark, President, the man who put the building together). Norwalk, Conn. Builders and General Contractors.
 GERALD M. MUSCOTT, Design Consultant, Weston, Display Projections.
 BREAUPT ASSOCIATES, Bridgeport, Heating & Air-Conditioning.
 HOWARD H. HURLBUT, Weston, Electrical Wiring.
 EVERETT WHITE, Stamford, Plumbing.
 EVERETT HOUSTON, Norwalk, Interior Painting
 JOE PELLICONE, Westport, Store Fixtures
 HOME EQUIPMENT, Norwalk, Flooring.
 JOSEPH N. KLAFF, INC., Norwalk, Fluorescent Lighting.
 THE DAN DEERING COMPANY, Norwalk, Asphaltic Pavement.
 RYDER & WILKENS SIGNS, INC., East Norwalk, Conn.
 THE WESTPORT FENCE CO., Fencing.
WESTON GARDENS (Gilbertie Landscapes), Planting.
 JOSEPH ROSS, Norwalk, Traffic Marking.
PETER C. ROBINSON & CO., INC., Developers, Bridgeport, Conn.

And with special thanks to All Our Friends in Weston and Westport who have encouraged us in this venture.

Fairfield County Fair, April 19, 1959

NOW IS THE TIME TO PLANT . . .
 FLOWERING SHRUBS
 GRASS SEED
 GOLDEN WILLOW TREES
 LAWN FERTILIZER
 FRUIT TREES
 FLOWERING FRUIT TREES
 NURSERY STOCK
 PERENNIALS
 PANSIES

WESTON GARDENS
 LANDSCAPERS
 S. J. Gilbertie
 Good Hill Road, Weston
 CA 7-3871

NOW IS THE TIME TO PLANT . . .
 Flowering Shrubs, Grass Seed,
 Golden Willow Trees, Lawn Fertilizer,
 Fruit Trees, Flowering Fruit Trees,
 Nursery Stock, Perennials, Pansies.

WESTON GARDENS
 LANDSCAPERS
 S. J. Gilbertie
 Good Hill Rd. CA 7-3871 Weston

The Weston Forum, April 12, 1972



WESTON GARDENS

FORSYTHIA \$4.95
 Now is the time to start planting your pansies.

Landscaping
 Complete Line of Evergreens

Sale!

HERITAGE HOUSE
DACTHAL PLUS THREE
 Dacthal: **SAVE \$2.00/bag**
 Harmless to Birds **Reg. Price \$16.95**
 Pets and Flower, **NOW \$14.95**
 Murder on Weeds **(treats 5,000 sq. ft.)**

LAWN & GARDEN SEEDS
FERTILIZER & PEAT MOSS FLOWERING SHRUBS & TREES

ROSES
EVERGREENS
PINE BARK MULCH

New Railroad ties-- \$7.50 \$8.50 you pick up we deliver

Now is the time to feed Evergreens with Holly-tone

WESTON GARDENS
 S. J. Gilbertie
 8:00 A.M. to 6:00 P.M. 9:00 AM to 1:00 PM Sunday
 Good Hill Rd. 227-3871

The Weston
Forum, March
20th, 1974

The Weston Forum,
April 9, 1986

The Weston Voice, April 25, 1991

Weston Gardens, Inc.

If you've been having trouble making that green thumb of yours work well this spring, let the professionals at Weston Gardens, located at 1 Good Hill Road in Weston, phone 227-3871, help you with your lawn or garden project. The professionals there are experienced in all phases of landscaping.

Their well trained staff can assist you in selecting just the right seed and plants for your yard, and soil and they know what fertilizers and how much shade and watering you will need to insure full growth of any of their plants. This reliable nursery offers a varied and attractive selection of ornamental and shade trees, flowering plants, shrubbery, annuals and evergreens that can help beautify any home while increasing its value as well.

The management and staff at Weston Gardens have had years of experience in the nursery and landscaping field and will be happy to advise you and answer any questions you may have concerning plants, shrubs, flowers or any landscaping needs you have. There is nothing more satisfying than having a beautiful yard or productive garden. Why not let the friendly people at Weston Gardens help you improve the appearance of your home this spring?

WESTON GARDENS
Complete
LANDSCAPING
Services
a full line of Evergreens



Lawn & Garden Seeds, Fertilizer, Post
Moss, weed & lawn control, lawn &
Garden Fertilizer, seedlings, vegetable
plants, flowering shrubs & trees.

Now to the
New to Seed
Evergreens
with Holly-Tone

ROSES
EVERGREENS
FINE BARE ROOTS

WESTON GARDENS
1. J. Gilbertie
6:00 A.M. to 6:00 P.M. 9:00 A.M. to 1:00 P.M. Sunday
Good Hill Rd. 227-3871

WESTON GARDENS HAS EVERYTHING

For Your Springtime Gardening

- Complete line of evergreens and shrubs
- Garden Supplies
- All perennials
- Lettuce Plants and Hard Vegetables
- Complete Landscaping Services

Now is the time to
feed your evergreens
with Holly-Tone.

SPRING SPECIAL
FORSYTHIA
PLANTS \$12.95

FREE DELIVERY IN WESTON

**WESTON
GARDENS**
MIKE GILBERTIE

MON-SAT 8-6 SUN 9-2
GOOD HILL ROAD
227-3871

Weston Forum, November 20, 2008 (below)

Weston Gardens goes above and beyond

To the Editor:

On behalf of the Weston High School PTO, we would like to express our thanks to Weston Gardens for services they donated this past year as part of our South Courtyard Rejuvenation Project at the high school.

The crew from Weston Gardens spent one full day last May weeding and mulching the perimeter of the courtyard. Then, two weeks ago, they transplanted three flowering dogwoods (originally donated in memory of former Superintendent Janet Shaner) from their property to the high school.

Since the beginning of the high school construction project, Weston Gardens had been caring for the dogwoods. Now these trees are standing proudly on the far side of the courtyard

where, come spring, they will be surrounded by 400 daffodils planted later that day.

The PTO is very grateful for the generosity provided by this loyal establishment.

Molly Moseley
Sue Goetz
Chairmen, South Courtyard Project, WHS

Nov. 14.

PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
NOVEMBER 15, 2021; 7:15 P.M.
HELD VIRTUALLY VIA INTERNET AND PHONE

PAGE 21-51

Present virtually: Ken Edgar, Chairman; Sally Korsh, James Carlon, Richard Wolf, Megan Loucas and Alexander Burns

Also Present: Tracy Kulikowski, Land Use Director; members of the public

Digitally Recorded [held virtually pursuant to Sections 163-167 of Senate Bill 1202]

7:16 p.m. Chairman Edgar called the meeting to order.

Ms. Kulikowski read the legal notice for the two public hearings into the record.

PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
NOVEMBER 15, 2021; 7:15 P.M.
HELD VIRTUALLY VIA INTERNET AND PHONE

PAGE 21-52

Discussion/Decision con't: Request for opinion confirming grandfathered uses, Business and 2 Residential Apartments at Weston Garden's, 1 Goodhill Road [Attorney Jack Lipson for Andrew Craig Smith & Debra G. Giannelli (owners)] [21-13]: Mr. Edgar mentioned a slight modification in the request from a certificate of zoning compliance to an affirmation that the grandfathered uses are legal inasmuch as they were prior non-conforming. Mr. Smith provided a timeline overview of the residential units. Mr. Edgar asked if the residential units were used by the same family, and would therefore be considered a single family dwelling, and not separate dwelling units. Mr. Smith said that the original inhabitants of the apartments were unrelated. Ms. Korsh referred to minutes from in 1971, where it was clear that in 1969 both apartments were rented out to non-related parties. There was discussion amongst the Commission members on this issue, including comment that the use of the apartments by unrelated persons is not automatically abandoned by the subsequent use of those apartments by members of the same family. Mr. Wolf mentioned in October of 1971, Bob Turner Chairman of the Commission wrote that the two apartments preexisted any regulation. Mr. Wolf then mentioned a draft analysis from James Pjura on March 4, 2009, which says "zoning office knowledge indicates that the only single family use of the dwelling has been established the dwelling was always occupied by members Gilberti family as family". Mr. Edgar said that this was why he asked whether there was a pre-existing use; i.e, whether the two apartments had been previously occupied by unrelated people. Mr. Edgar said that this draft was never issued and does not affect the record in any way. There was discussion about whether owner occupation would be required in order to establish the grandfathering. Ms. Korsh said that the key point is that there was never any intention to abandon the fact that there were two separate apartments.

Mr. Carlon moved that the Commission confirm the active and valid grandfathered use of the two residential apartments as well as the grandfathered Garden Center use of the property, known as Weston Gardens, at 1 Goodhill Road. Ms. Korsh seconded this. The motion carried unanimously. (6-0)

Ms. Loucas made a motion that the Commission adjourn the meeting. Seconded by Mr. Wolf. All in favor, the motion carried (6-0)

8.26 p.m. Meeting adjourned

Submitted by: Sara Beer, Executive Administrative Assistant

- "Mr Carlton moved that the commission confirm the "active" and "valid" grandfathered use of the two residential apartments as well as the grandfathered Garden Center use of the property, known as Weston Gardens, at 1 Good Hill Rd. Mrs. Korsh seconded this. The motion carried unanimously. (6-0)"

AFFIDAVIT OF SALVATORE GILBERTIE

STATE OF CONNECTICUT)

COUNTRY OF FAIRFIELD)

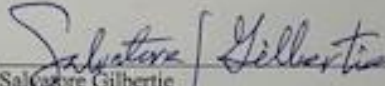
) ss:

September 24, 2025

I, Salvatore Gilbertie, being duly sworn, depose and say that:

1. I am in excess of 18 years of age and understand the meaning of an oath.
2. I have personal knowledge of all of the facts asserted herein.
3. I current reside at 65 Adams Rd, Easton CT 06612.
4. I make this affidavit with regards to the operation of the garden center and landscaping business known as Weston Gardens.
5. I was born on January 31, 1937, and my childhood home was located in 7 Sylvan Lane, Westport, CT 06880.
6. I am a 2nd generation cousin to Michael Gilbertie and S. J. Gilbertie, the owners of Weston Gardens from 1955 until 1988.
7. I recall when I was approximately 18 years old Michael and S. J. Gilbertie moved their landscaping business, "Gilbertie Landscapes" from their father's garage in Saugatuck to the location at 1 Good Hill Road, Weston, Connecticut (the "Property"). They bought Weston Gardens and operated their business as Weston Gardens as a garden center/nursery with 7or8 landscaping crews with 2 to 3 people working per crew.
8. My cousins continued to focus the majority of their business on the landscaping side, while running an active nursery/garden center on the Property. At all relevant times my cousins were doing landscaping and built terraces and walls in addition to running the garden center/nursery on the Property.
9. Throughout my cousins' ownership of the property, I visited the site periodically and observed the landscaping operation along with the wholesale and retail sale business and noticed at least 7 or 8 of Gilbertie's trucks on the property.
10. I clearly recall that there were plants, mulch and other landscaping materials offered for sale to both the public and the trade on the Property. My cousins also provided the additional service of planting and installation of these products at their customers' homes.

11. Additionally, I recall that my cousins employed crews of landscapers for landscape projects, maintenance and the installations of walls, terraces and other beautification services for customers' homes. To that end, I recall my cousins saying with pride that they built a majority of the stone walls in the Town of Weston.


Salvatore Gilbertie

Subscribed and sworn to, before me, this 25th day of September, 2025.


Commissioner of the Superior Court
Notary Public
Peter J. Vadola

AFFIDAVIT OF ANDREW CRAIG SMITH

STATE OF CONNECTICUT)
) ss: Town of Southbury
COUNTY OF NEW HAVEN)

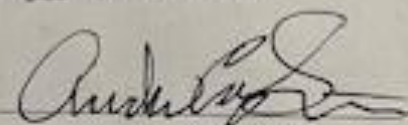
I, Andrew Craig Smith, being first duly sworn, hereby depose and say:

1. I am over the age of 18 years, believe in the obligation of an oath and have personal knowledge of the facts stated herein.
2. I make this Affidavit in regards to the operation of the garden center and landscaping business known as Weston Gardens and located on the property at 1 Good Hill Road, Weston, Connecticut (the "Property").
3. A garden center and landscaping business was established at the Property in the early 1930's and has continued to operate uninterrupted at the Property since its establishment.
4. In the mid-1950's, my ex father-in-law Michael Gilbertie and his brother Sal Gilbertie purchased the Property and relocated their established landscaping/property maintenance business from their father's garage in Westport to the Property.
5. I began working for Michael Gilbertie at the Property in 1982 and he trained me in their landscaping business, which included landscaping services, masonry, lawn maintenance, snow plowing and property maintenance.
6. Michael Gilbertie operated the garden center and the landscaping business on the Property until his retirement in 1987, at which time my ex-wife, Debra Giannelli ("Debbie") and I took over the garden center and landscaping business on the Property.
7. Debbie and I operated the garden center and the landscaping business on the Property together until 2009, when I sold my interest in the business to Debbie.
8. At all times that I have been involved with the Property, beginning in 1982, through taking over the operation of the garden center and landscaping business in 1987 through the sale of my interest in the business to Debbie in 2009, the landscaping business has always been a very active and substantial part of the business conducted at the Property. During the period in which I operated the business from 1987 to 2009, the landscaping business always accounted for at least 50% or more of the business generated at the Property.

9. During the period in which I operated the business from 1987 to 2009, there were always landscaping trucks coming and going from the Property on a daily basis to pick up mulch, topsoil, plants, flowers and trees used in the operation of the landscaping business conducted from the Property.

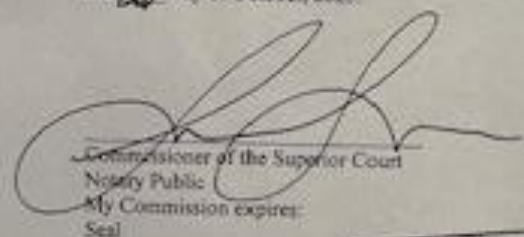
10. During the period in which I operated the business from 1987 to 2009, we regularly advertised the landscaping business conducted from the Property in local newspapers, so it was well known in the local community that we offered landscaping services, masonry, lawn maintenance, snow plowing and property maintenance as part of our business operated from the Property.

Dated this 26 day of October, 2025.



Andrew Craig Smith

Subscribed and sworn to before me
this 26 day of October, 2025.



Commissioner of the Superior Court
Notary Public
My Commission expires:
Seal

SAMANTHA A. SNOW
Notary Public, State of Connecticut
My Commission Expires Aug. 31, 2028

AFFIDAVIT OF DEBRA GIANNELLI

STATE OF CONNECTICUT)
) ss: Town of Westport
COUNTY OF FAIRFIELD)

I, Debra Giannelli, being first duly sworn, hereby depose and say:

1. I am over the age of 18 years, believe in the obligation of an oath and have personal knowledge of the facts stated herein.
2. I make this Affidavit in regards to the operation of the garden center and landscaping business known as Weston Gardens and located on the property at 1 Good Hill Road, Weston, Connecticut (the "Property").
3. A garden center and landscaping business was established at the Property in the early 1930's and has continued to operate uninterrupted at the Property since its establishment.
4. In the mid-1950's, my father Michael Gilbertie and my uncle Sal Gilbertie purchased the Property and relocated their established landscaping/property maintenance business from their father's garage in Westport to the Property. During my teenage years, I worked part-time on weekends and during the summer at the garden center and was always around the Property.
5. My father Michael Gilbertie operated the garden center and the landscaping business on the Property until his retirement in 1987, at which time my ex-husband, Craig Smith ("Craig") and I took over the garden center and landscaping business on the Property.
6. Craig and I operated the garden center and the landscaping business on the Property together until 2009, when Craig sold his interest in the business to me. I continued to operate the garden center and the landscaping business on the Property until 2022, when I sold the business and the Property to the current owner, One Good Hill LLC ("One Good Hill").
7. At all times that I have been involved with the Property, beginning in my teenage years working part-time at the garden center, through taking over the operation of the garden center and landscaping business in 1987 through its sale in 2022 to One Good Hill, the landscaping business has always been a very active and substantial part of the business conducted at the Property. During the period in which I operated the business from 1987 to 2022, the landscaping business always accounted for at least 50% or more of the business generated at the Property.
8. During the period in which I operated the business from 1987 to 2022, there were always landscaping trucks coming and going from the Property on a daily basis to pick up mulch,

plants, flowers and trees used in the operation of the landscaping business conducted from the Property.

9. During the period in which I operated the business from 1987 to 2022, we regularly advertised the landscaping business conducted from the Property in local newspapers, so it was well known in the local community that we offered landscaping services, masonry, lawn maintenance, snow plowing and property maintenance as part of our business operated from the Property.
10. In 2011 and subsequent years, our landscaping business contracted with the Town of Weston to provide landscaping services for the Town of Weston.

Dated this 26 day of October, 2025.

Debra Giannelli
Debra Giannelli

Subscribed and sworn to before me this 26 day of October, 2025.

[Signature]
Commissioner of the Superior Court
Notary Public
My Commission expires:
Seal

SAMANTHA A. SNOW
Notary Public, State of Connecticut
My Commission Expires Aug. 31, 2028

Town Business Directories and Census

Year	Names	Exact Wording
1933	Thews, Peter	Listed as a Landscape Gardener -- As per definition on webster dictionary "a person who is engaged in the development and decorative planting of gardens and grounds"
1935	Thews, Peter	Landscape Gardener - same as 1933
1937	Krelle, Henry	Weston Gardens on Good hill rd
1937	Thewes, Peter	Weston Gardens on Good Hill rd
1937	Weston Gardens	Wholesale Florist on Good Hill Rd
1937	Weston Gardens	Thewes & Krelle, Florist on Good Hill RD
1939	Krelle, Henry	Weston Gardens on Good hill rd
1939	Thews, Peter	Landscape Gardener on Good Hill rd with edith wife
1939	Weston Gardens	Krelle, Florists (plural) on Good Hill
1939	Weston Gardens	Wholesale Florist on Good Hill Rd
1939	Thews, Peter	Landscape Gardener on Good Hill rd with edith wife
1940	Krelle, Henry / Thewes	GOVERNMENT CENSUS Listed as Gardener and Nursery
1941	Krelle, Henry	Weston Gardens on Good hill rd
1941	Thews, Peter	Landscape Gardener on Good Hill rd with edith wife
1941	Thews, Peter	Landscape Gardeners on good hill rd
1941	Thews, Peter	Landscape Gardener on Good Hill rd with edith wife
1943	Krelle, Henry	Weston Gardens on Good hill rd
1943	Thews, Peter	Landscape Gardener on Good Hill rd
1943	Thews, Peter	Landscape Gardener on Good Hill rd with edith wife
1943	Weston Gardens	Wholesale Florist on Good Hill Rd
1946	Krelle, Henry	Weston Gardens on Good hill rd
1946	Thews, Peter	Landscape Gardener on good hill rd
1946	Thews, Peter	Landscape Gardener on good hill rd
1948	Krelle, Henry	Weston Gardens on Good hill rd
1948	Weston Gardens	Wholesale Florist on Good Hill Rd
1948	Weston Gardens	Krelle Florist on good hill rd
1950	Krelle, Henry	listed as Gardener
1952	Krelle, Henry	listed as Gardener
1954	Krelle, Henry	listed as Gardener on Good Hill rd
1957	Gilbertie Ownership	Lists both Michael and SJ Gilbertie at Weston Gardens and Michael as landscape architect

WESTON DIRECTORY—1935 201
 *Stitzel Robert A (Edith) h Cedar la PO Wspt RD 2 @
 Stonybrook Manor Co (Edward Royce) Stonybrook Manor
 Storer Sidney rem to NY
 Strang John plasterer h Valley Forge rd
 —Ray C (Gladys L) artist Davis Hill rd PO Wspt RD 2 h do @
 Strong Donaldson S (Elizabeth) h off Good Hill rd PO Wspt RD 2 @
 Sturges Mary h Good Hill rd @
 —Rhoda died Dec 1 1934 age 84
 —Wilbur far Cannondale rd PO G RD 3 h do @
 *Swann Ada B home economics director Newark N J r off Broad PO Wspt RD 2
 *—Martha wid Alfred r off Broad PO Wspt RD 2
 Swedish Congregational Church Georgetown rd n town line
 TARLETON KENNELS (William T Wisner) Good Hill rd PO Wspt RD 2
 Taylor Carl (Pauline) lwyr NY h Fanton Hill rd PO Wspt RD 2 @
 *—Kenneth (Anne) physician NY h Fanton Hill rd PO Wspt RD 2 @
 *Terry Wanda F emp G S Marvel r off Fanton Hill rd PO Wspt RD 2
 *Tevis Edwin E (Elizabeth V) artist NY h Newtown tpk PO Wspt RD 2
 Thewes Peter T landscape gardener h Old Redding rd PO Wspt RD 1
 Thibideau Lou Mrs housekpr r Danbury rd PO Wspt RD 2

CLASSIFIED DIRECTORY—1937 63
MACKENZIE GRENVILLE C 1 Linden lane tel 3143—
 See Front Cover
WILSON GEORGE S INC (3-4) Westport Bank & Trust Co bdg 40 East State tel 3393—See Front Cover
Fish Dealers—Retail
 Mulhaley John 572 Riverside av S
 Westport Fish & Poultry Market 12 W State
Floors
 Spangenberg Malcolm T Turkey Hill rd GF RD 3
Florists—Retail
 Banks Samuel E Estate Clinton av
 Burr Morris L Long Lots rd GF
 Fillow Everett L Clinton av RD 1
 Fillow Flower Co Clinton av RD 1
 Gilbertie Antonio 97 Sylvan rd
 Taylor's Flower Shop 50 E State
 Whitehead George B Maple av GF PO Southport RD 33
Florists—Wholesale
 Askenback John A Turkey Hill rd GF
 Banks Samuel E Estate Clinton av
 Burr Morris L Long Lots rd GF
 Fillow Flower Co Clinton av RD 1
 Greens Farms Rose Garden Inc Maple av GF
 Weston Gardens Good Hill rd Weston PO Wspt RD 2
Foreign Exchange and Passage Agents
FIRST NATIONAL BANK AND TRUST COMPANY
OF BRIDGEPORT CONN THE 888 Main Bridge

History from 1933 to 2025

- **Continued Uninterrupted Use** as “Landscape Gardener” / “Nursery” from Krelle in 1933 to the present under Putnam’s Ownership
- **Town commission denies home builder/lumber yard in 1952 PRIOR to “Gilbertie Landscapes” buying the property and Weston Gardens business in 1956** with lawyer present as shown in 1971 minutes . After buying the property Gilbertie advertises “Weston Gardens” and “Gilbertie Landscapes” within same advertisement
- **Type of Company/Landscapers - buying property in 1956 and 2022:** “Gilbertie Landscapes” company buys Garden Center in 1956 with a lawyer present. “Putnam’s Landscaping” buys Garden Center in 2022 and also gets affirmation of ‘**active and valid grandfathered**’ use on property prior to purchase of 1 Good Hill
- **Weston Zoning confirms non-conforming use of property** in 1952, 1956, 1971, 2021
- **In 1971 town commission affirms non-conforming use of Nursery** and only brings complaint about 2 apartments – Also in 1971 Gilbertie explains his entire Nursery business via newspaper article celebrating past 25 years in business (Hence Gilbertie Landscapes was in business since 1946)
- **Proof of Town hiring “Weston Gardens Landscaping Firm”** in 1964 and multiple years in the 2000s
- **Town Directories acknowledges use of property** from Krelle in 1933 as “landscape gardener” through 1959. In 1959 Town Directory acknowledging Weston Gardens as a “landscaper” and Michael Gilbertie as a “landscape architect”
- **Signage out front on RT 57 makes its obvious knowledge to town residents that Weston gardens is doing off site landscaping:** Sign shows Michael Gilbertie’s Ownership prior to 1987, listing the company name as “Weston Gardens Landscaping”
- **James Pjura (zoning officer through 2024) acknowledges in a letter "nonconforming nursery garden/landscaping business"** -- AS PART OF THE PACKET SENT TO THE ZONING COMMISSION IN 2021 Prior to town affirming “Garden Center” non-conforming use