

**Town of Weston
Development Review Board**

**DRAFT Minutes of Meeting
October 3, 2023**

DRB Present: Deborah Granquist, Annie Fujii, Susan Morris, Laura Katz, Dan Hanenberg, Debra Lyneis
(All remote on Zoom)

DRB Absent: Jeff Lennox, Tom Foster

Public: Will Goodwin, Zoning Administrator (at Town Office)
Ann Degan

Ms. Granquist, chair, called the meeting to order at 5:01 PM on Zoom. The meeting was recorded.

1. **Minutes. Motion:** Mr. Hanenberg moved and Ms. Katz seconded the approval of the DRB minutes of 6/7/23 which passed unanimously.

2. **Updates**
 - a. **Bakery.** Weston Hotel Partners, LLC, has been issued a permit to construct a bakery across the street from its Inn at Weston. A neighbor's boundary dispute is not in the DRB's jurisdiction.

 - b. **Lindgren Subdivision.** Plans for the subdivision are cancelled because the property has been sold. Since there have been no appeals, the *ad hoc* Planning Commission subcommittee on the subdivision will be disbanded by the Selectboard.

 - c. **Little Pond Subdivision.** Town engineer Jessica Rizzo has requested an expansion of the firm's contract to cover the additional Little Pond inspection costs. Mr. Murphy, the applicant, is completing the checklist of requirements. Mr. Goodwin will follow up with him on the required 1% infrastructure cost fee which will cover town engineering costs.

 - d. **Kinhaven permit.** Anthony Mazzocchi, Co-director of the Kinhaven Music School has requested another extension of their 12/2/19 permit to expand their concert hall (in a letter dated 8/28/23). The current permit extension will expire on 5/2/2024, but work has not commenced yet due to delays caused by Covid, flooding, supply chain issues and contractor availability.
Motion: Ms. Fujii moved and Ms. Katz seconded approval of the Kinhaven permit extension until 5/2/26 to expand their concert hall. The motion passed unanimously.

3. **Zoning Bylaws.** Many of the Weston Zoning Regulations need revision to comply with current state laws, rectify inconsistencies, update old standards, and clarify incomplete requirements and wording. The DRB discussed possible ways to proceed with the review and adoption of regulation changes. Because Weston has grant funding to revise the Town Plan, Ms. Fujii proposed that the DRB submit suggested zoning regulations to the Planning Commission to be included with the Plan's final approval.

Ms. Morris suggested that the DRB consider the regulations as a whole rather than focusing only on piecemeal corrections.

- a. **Interim revisions.** The board discussed the DRB's Hell's Peak building height non-compliance decision, which has been appealed to the Environmental Court by the applicant. A proposal before the Selectboard would alter the regulations to address the compliance of the house which is already under construction and exceeds the permitted height. Concerns were expressed about setting a precedent by changing the regulations to meet the needs of non-compliant applicants. Ms. Fujii mentioned that the WRC is not in favor of interim bylaws. Mr. Goodwin said that Merrill Bent, town attorney, asked him what the town's bottom line was on this. The consensus of the board is that the applicant should figure out a way to comply with the current zoning regulations which could include adjusting the grade around the basement.
- b. **Public Comment.** Ann Degan asked about updating the zoning designations for properties on Holden Hill Road to make them consistent. This is the responsibility of the Planning Commission.
- c. **Revisions.** Ms. Granquist listed possible zoning regulation changes/updates needing consideration including:
 - i. Waivers
 - ii. Materially similar uses within a district
 - iii. Amendments to site plans
 - iv. Screening requirements
 - v. Buffer zones
 - vi. Height limitations
 - vii. ADU updates
 - viii. Subdivision regulations (consider the newly adopted Londonderry regulations.)
 - ix. Home businesses
 - x. Connecting buildings to comply with non-conformity regulations
- d. **Next Steps:** Work with Planning Commission to consider these and other revisions. Begin discussions at the next DRB meeting.

4. **Adjournment: 6:06 PM**

Respectfully submitted,
Debra Lyneis
Development Review Board Secretary