

PLANNING AND ZONING COMMISSION ACTON MINUTES

SPECIAL MEETING

July 28, 2016

AUDITORIUM
7:00 P.M

I PRE APPLICATION REVIEW

Pre application review for proposed Zoning Text Amendment/Home Catering – pre application was presented

II PUBLIC HEARING

1. **70 Turkey Hill Road South:** *(The following application is continued from 7/21/16 and will be further continued to 9/1/16. No testimony was previously taken and no testimony will be taken at this hearing)* Appl. #16-027 by Steven Lubin and Cecilia Dahlback for property owned by Steven Lubin and Cecilia Dahlback for a Special Permit and Site Plan approval for a new single family dwelling and for renovations to an existing dwelling pursuant to §32-18, Historic Residential Structures, for property located in a Residence AAA zone, PID #G07052000.

Action: Hearing continued to 9/1/16. No testimony was taken

2. **17 Soundview Drive:** Appl. #16-021 by Peter Cadoux Architects for property owned by Dan and Maureen Aron for a CAM Site Plan approval for a new single family dwelling, for property located in a Residence A zone, PID #D03142000.

Seated: Catherine Walsh, Chip Stephens, Al Gratrix, Jack Whittle, Alan Hodge

Action: Approved

Vote: 5 - 0

3. **115 Harbor Road:** Appl. #16-031 by LANDTECH for property owned by Life on the Water LLC, c/o L. Adele Weitzman for a CAM Site Plan approval for construction of a recreational dock and elevation of existing seawall, for property located in a Residence A zone, PID #B02143000.

Action: Hearing continued to 9/1/16. No testimony was taken

4. **19 Greenbrier Road:** Appl. #16-032 by Ahmed M. Namoury for property owned by Ahmed M. Namoury for a Special Permit and Site Plan approval for excavation and fill for property located in a Residence AAA zone, PID #E16058000.

Action: Hearing continued to 9/1/16. No testimony was taken

5. **Amendment #720:** Appl. #16-033 by the Westport Planning and Zoning Commission for a text amendment to the zoning regulations to modify §35 Landscaping, Screening and Buffer Areas including updated design diagrams and species list and related portions of

§34with regard to construction of access drives and curbing and related portion of §44 with regard to Local Agency reports.

Seated: Catherine Walsh, Chip Stephens, Alan Hodge, Jack Whittle, Al Gratrix

Action: Adopted, effective date 8/5/16

Vote: 5 - 0

III WORK SESSION

(The following items will be discussed and voted on as time permits. The public may observe the work session but not participate).

New Business

Old Business

1. **Amendment #714:** Appl. #16-009 by 1177 PRE Associates, LLC for an amendment to the Westport Zoning Regulations to add a new section 19B “Residential-Rental Housing Opportunity/Workforce Zone District” as provided by Section 8-30g of the Connecticut General Statutes, Affordable Housing Land Use Appeals Procedure”

Seated: Catherine Walsh, Chip Stephens, Alan Hodge, Jack Whittle, Al Gratrix, Paul Lebowitz

Action: Discussed, no decision

2. **Amendment #715:** Appl. #16-010 by 1177 PRE Associates LLC for an amendment to the zoning map to rezone property located at 1177 Post Road East, (a/k/a 1175 Post Road East) PID # G09029000, from GBD, (General Business District) to R-RHOW, (Residential-Rental Housing Opportunity/Workforce Zone)

Seated: Catherine Walsh, Chip Stephens, Alan Hodge, Jack Whittle, Al Gratrix, Paul Lebowitz

Action: Discussed, no decision

3. **1177 Post Road East, a/k/a 1175 Post Road East:** Appl. #16-011 by 1177 PRE Associates, LLC for property owned by 1177 PRE Associates, LLC for a Site Plan approval for a ninety four (94) multi-family dwelling residential rental community with an affordable or workforce housing component, as provided by Section 8-30g of the Connecticut General Statutes “Affordable Housing Land Use Appeals Procedure” for property located in a GBD (General Business District), PID #G09029000.

Seated: Catherine Walsh, Chip Stephens, Alan Hodge, Jack Whittle, Al Gratrix, Paul Lebowitz

Action: Discussed, no decision

4. **Amendment #716:** Appl. #16-016 by Mel Barr, Barr Associates, LLC for an amendment to the Westport Zoning Regulations to add language to §13 (Residence A District) to allow Small Home Development subject to Special Permit and Site Plan approval and to add language to §32 (Supplementary Use Regulations) to add Small Home Development standards.

Action: No action taken

5. **Amendment #717:** Appl. #16-018 by Mel Barr, Barr Associates, LLC for an amendment to the zoning regulations to amend §22-2.2 (Special Permit Uses) to allow fitness centers and/or exercise facilities in RORD #3, subject to certain restrictions.

Action: No action taken

Other Items

- a) **35 Church Lane/59 Post Road East, (Bedford Square) Planning and Zoning Resolution #13-023, Revised Landscape Plan - approved**
- b) **Discussion about CAM Site Plan Procedure – no action**
- c) **Discussion about Senior Housing Regulations – draft to be sent to Town agencies for comments**
- d) **Discussion about 2017 Plan of Conservation and Development (POCD) RFP - no action**

ANNUAL MEETING CONTINUED – No Action

1. Update on Planning and Zoning Issues
2. Planning and Zoning Goals and Objectives
3. Planning and Zoning By-Law Review
4. Other