

PLANNING AND ZONING COMMISSION ACTION MINUTES

June 16, 2016

AUDITORIUM
7:00 P.M

1. Executive Session

2. Presentation regarding Saugatuck River Bridge, Historic Designation

I PUBLIC HEARING

1. **Amendment #714:** *(The following application is continued from 6/2/16. Testimony was taken)* 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, Jack Whittle, David Lessing, Paul Lebowitz, Alan Hodge, Andra Vebell

Action: Hearing continued to 7/7/16. Testimony was taken

2. **Amendment #715:** *(The following application is continued from 6/2/16. Testimony was taken)* 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, Jack Whittle, David Lessing, Paul Lebowitz, Alan Hodge, Andra Vebell

Action: Hearing continued to 7/7/16. Testimony was taken

3. **1177 Post Road East, a/k/a 1175 Post Road East:** *(The following application is continued from 6/2/16. Testimony was taken)* 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, Jack Whittle, David Lessing, Paul Lebowitz, Alan Hodge, Andra Vebell

Action: Hearing continued to 7/7/16. Testimony was taken

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.

Seated: Catherine Walsh, Jack Whittle, David Lessing, Paul Lebowitz, Alan Hodge, Andra Vebell

Action: Hearing continued to 7/21/16. Testimony was taken

II 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

Other Items

- a) **Discussion about Landscaping Regulations** – ok to send out referrals for comments
- b) **Discussion about Saugatuck River Bridge Historic Property designation** – draft a letter of support
- c) **1 Park Street, Planning and Zoning Resolution #16-004, request for modification** – modification granted
- d) **Discussion about Village District Regulations** – no action
- e) **0 Newtown Turnpike/Partrick Road, request for extension of time for Site Plan application** – 60 day extension of time granted

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