

# PLANNING AND ZONING COMMISSION ACTION MINUTES

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December 15, 2016

Members present: Catherine Walsh, Chip Stephens, Alan Hodge, Andra Vebell, Al Gratrix, Michael Cammeyer

## I WORK SESSION

Auditorium  
7:00 PM

### ANNUAL MEETING

1. Election of Officers – Paul Lebowitz joined the work session for this item and participated  
Catherine Walsh elected Chairman  
Paul Lebowitz elected Vice Chairman  
Andra Vebell elected secretary
2. Appointment of Alternates – **No action**
3. Committee Assignments – **No action**
  - Landscape Committee
  - Regulation Review
  - Enforcement Committee
  - Others if needed
4. Planning and Zoning Meeting Schedules – **No action**
  - Public Hearings
  - Work Sessions
  - Field Trips (Time, Day)
5. Update on Planning and Zoning Issues – **No action**
6. Planning and Zoning Goals and Objectives – **No action**
7. Planning and Zoning By-Law Review – **No action**
8. Other

2. Discussion with Randy Henkels, Village District Steering Committee Chairman and HDC Chairman, regarding the Village District - discussed, support was offered

### II PUBLIC HEARING

1. **23 Edgewater Hillside:** *(The following application is continued from 12/1/16. No testimony was taken)* Appl. #16-042 by Robert Gelfand and Jody Gelfand for property owned by Robert Gelfand and Jody Gelfand for a CAM Site Plan approval for a new single family dwelling to be consistent with the Coastal Area Management Act, for property located in a Res A zone, PID #E05082000.

Seated: Catherine Walsh, Alan Hodge, Chip Stephens, Al Gratrix, Andra Vebell, Michael Cammeyer

Action: Testimony taken, hearing closed, no decision

2. **35 Beachside Avenue:** Appl. #16-051 by Greens Farms Academy, c/o John F. Fallon, Esq. for property owned by Greens Farms Academy for a CAM Special Permit and Site Plan approval for reconstruction and expansion of an existing parking lot and driveways, for property located in a Residence AAA zone, PID #H05001000.

**Seated: Catherine Walsh, Alan Hodge, Chip Stephens, Al Gratrix, Michael Cammeyer, Andra Vebell**

**Action: Hearing continued to 1/19/17. Testimony was taken**

3. **35 Beachside Avenue:** Appl. #16-052 Greens Farms Academy, c/o John F. Fallon, Esq. for property owned by Greens Farms Academy for a Special Permit and Site Plan approval for creation of an additional athletic field area, for property located in a Residence AAA zone, PID # H05001000.

**Seated: Catherine Walsh, Alan Hodge, Chip Stephens, Al Gratrix, Michael Cammeyer, Andra Vebell**

**Action: Hearing continued to 1/19/17. Testimony was taken**

4. **35 Beachside Avenue:** Appl. #16-053 Greens Farms Academy, c/o John F. Fallon, Esq. for property owned by Greens Farms Academy for a CAM Special Permit and Site Plan approval for an addition to the existing grounds maintenance garage building, for property located in a Residence AAA zone, PID #H05001000.

**Seated: Catherine Walsh, Alan Hodge, Chip Stephens, Al Gratrix, Michael Cammeyer, Andra Vebell**

**Action: Hearing continued to 1/19/17. Testimony was taken**

5. **Amendment #722:** Appl. #16-048 by Mel Barr, Barr Associates, LLC for a text amendment to the zoning regulations to modify §32-18 (Historic Residential Structures) to add §32-18.5 (e) (Commission Action) to allow properties that are divided by the Saugatuck River, the West Branch of the Saugatuck River or the Aspetuck River to be sub divided in two (2) lots in accordance with all other provisions of §32-18.

**Seated: Catherine Walsh, Alan Hodge, Chip Stephens, Al Gratrix, Michael Cammeyer, Andra Vebell**

**Action: Testimony taken, hearing closed, no decision**

#### **Other Items**

- a) **20 Saugatuck Avenue, Planning and Zoning resolution #15-044**, request for modification to landscape plan - **discussed, no action, tree warden comments needed**
- b) **25 Sylvan Road South**, request for interpretation regarding §22-2.2.2 {Fitness Centers in the RORD #3}, and §5-2, Floor Area, **approved per request**
- c) **1655 Post Road East, Planning and Zoning resolution #12-039**, request for release of bond – **request denied to release bond**
- d) **Text amendment #716 (small house development)** added to the agenda by consensus, request for clarification. This is a continuation of discussion held on 11/17/16 and 12/8/16. The request was denied. A new text amendment should be submitted to allow for changes.