

# PLANNING AND ZONING COMMISSION ACTION MINUTES

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February 2, 2017

Auditorium  
7:00 PM

## I PRE APPLICATION REVIEW

Pre application review for proposed Zoning Text Amendment to allow alternative leased parking spaces - Discussed

## II APPROVAL OF MINUTES: 11/03/16, 11/10/16, 11/17/16, 12/08/16, 12/15/16, 01/12/17, 01/19/17 - Approved

## III PUBLIC HEARING

1. **595 Riverside Avenue:** *(The following application will be rescheduled to a future date. A new legal notice will be published. No testimony will be taken at this hearing)* Appl. #17-001 by Stephen Edwards/Town of Westport DPW, for property owned by the Town of Westport for a CAM Site Plan approval for replacement of existing 10" force main with new 14" DHPE force main, in the GBD/Res A zone, PID #C06001000.

**Action:** No action

2. **Amendment #725:** Appl. #16-055 by William J. Fitzpatrick, III for a text amendment to add a new zoning district and standards to the zoning regulations, General Business District/Residential zone (GBD/R).

**Seated:** Catherine Walsh, Paul Lebowitz, Chip Stephens, Alan Hodge, Danielle Dobin, Michael Cammeyer

**Action:** Hearing opened, testimony taken, continued to 3/16/16

## IV WORK SESSION

1. **Davenport Avenue to Hiawatha Lane Extension:** §8-24 Request by the First Selectman for a report from the Planning and Zoning Commission regarding the application of Summit Saugatuck, LLC for a sanitary sewer main line extension from Davenport Avenue to Hiawatha Lane Extension to support a preliminary, 29 lot residential subdivision plan, Assessor's Map B05, Residence B zone.

**Seated:** Catherine Walsh, Paul Lebowitz, Chip Stephens, Alan Hodge, Danielle Dobin, Michael Cammeyer

**Action:** Negative Report

**Vote:** 6 – 0

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, Paul Lebowitz, Chip Stephens, Danielle Dobin, Michael Cammeyer**

**Action: Granted**

**Vote: 5 - 0**

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, Paul Lebowitz, Chip Stephens, Danielle Dobin, Michael Cammeyer**

**Action: Granted**

**Vote: 5 - 0**

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, Paul Lebowitz, Chip Stephens, Danielle Dobin, Michael Cammeyer**

**Action: Granted**

**Vote: 5 - 0**

5. **Amendment #724:** Appl. #16-054 by Redniss and Mead c/o Richard W. Redniss for a text amendment to the zoning regulations to establish standards for existing nonconforming Automobile Dealerships on split-zoned lots in the General Business District/Res-A Districts. The proposal will modify §5-2 (Specific Terms) to add definitions and create a new section §6-6.2 (Non-Conforming Automobile Dealerships). All redevelopments under this section are subject to Special Permit and Site Plan approval in accordance with §43 of the Zoning Regulations.

**Seated: Catherine Walsh, Paul Lebowitz, Chip Stephens, Danielle Dobin, Michael Cammeyer**

**Action: Discussed, no decision**

#### **Other Items**

- a) **333 Post Road West, Planning and Zoning Resolution #14-034,** request for release of bond – **bond released**

- b) **8 Salem Road, Planning and Zoning Resolution #12-018**, request for release of bond – **bond released**
- c) **14 Allen Raymond Lane, (formerly known as 14 Sunny Lane, YMCA) Planning and Zoning Resolution #08-057**, review of Declaration of Restrictions regarding the public access easement pursuant to condition #12 of resolution #08-057 - **Approved**
- d) **188 Cross Highway – Planning and Zoning Resolution #16-025**, request to allow for an extension to file subdivision map on the land records - **extension granted**

## **ANNUAL MEETING**

1. Appointment of Alternates
2. Committee Assignments
  - New Committees**
    - Exploratory Committee – Fee-in-Lieu of Affordable Housing**  
**Danielle Dobin – Chairman, Michael Cammeyer – member**  
**Chip Stephens - member**
    - DORSD – Catherine Walsh, Chairman**
  - Landscape Committee
  - Regulation Review
  - Enforcement Committee
  - Others if needed
3. Planning and Zoning Meeting Schedules
  - Public Hearings
  - Work Sessions
  - Field Trips (Time, Day)
4. Update on Planning and Zoning Issues
5. Planning and Zoning Goals and Objectives
6. Planning and Zoning By-Law Review
7. Other