

PLANNING AND ZONING COMMISSION ACTION MINUTES

March 2, 2017

*Executive Session to discuss pending litigation:
Grassy Plains v Planning & Zoning Commission*
Executive Session held

**7:00 PM
Room 203**

I PUBLIC HEARING

Auditorium

*(At this time interested persons may be heard after being recognized by the chairman.
Written communications may be received for all applications until the public hearing is closed.
Applications and plans may be seen and examined in the Planning and Zoning Office, Room 203, Town
Hall, 110 Myrtle Avenue, Monday, Wednesday and Friday, 8:30 am to 3:00 pm Tuesday and Thursday
8:30 am to 4:30 pm.)*

**The Commission will not start a public hearing on any applications after 10:00 p.m. The
Commission will adjourn no later than 11:00 p.m.**

1. **60 Compo Road South: (a/k/a 21 Imperial Avenue) §8-24** Request by the First Selectman for a report from the Planning and Zoning Commission regarding the enhancement and addition to the town owned property known as the Westport Center for Senior Activities (WCSA) located at 60 Compo Road South, in a Dedicated Open Space and Recreation District #2 (DOSRD #2), PID #D09046000.

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

Action: Positive Report

**Vote: 5 – 0 – 1 {Walsh, Lebowitz, Hodge, Dobin, Cammeyer} in favor
{Gratrix} abstained**

2. **14 Allen Raymond Lane: (a/k/a 14 Sunny Lane)** Special Permit/Site Plan Appl. #17-002 by Young Men's Christian Association of Westport/Weston, Conn. Inc., c/o John F. Fallon, Esq. for property owned by Young Men's Christian Association of Westport/Weston, Conn. Inc., to modify Planning and Zoning Resolution #08-057 regarding the membership cap, for property located in a Residence AAA zone, PID #C13002000.

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

Action: Hearing opened, testimony taken, hearing continued to 4/20/17

3. **Amendment #725:** *(The following application is continued from 2/2/17 testimony was taken)* 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, Chip Stephens, Al Gratrix, Paul Lebowitz, Alan Hodge, Danielle Dobin, Michael Cammeyer

Action: Testimony taken, hearing continued to 3/16/17

II WORK SESSION

1. **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.

Action: No action taken

Other Items

- a) **O Newtown Turnpike/Partrick Road, Planning and Zoning Resolution #03-009 and 03-010, request for sixty day extension of time for Site Plan applications – extension granted to 7/27/17**

Item added to the agenda: Michael Cammeyer, (alternate), voted to replace Andra Vebell as a regular member

ANNUAL MEETING – NO ACTION

1. Appointment of Alternates
2. Committee Assignments
 - 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