

# PLANNING AND ZONING COMMISSION ACTION MINUTES

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April 6, 2017

6:45 PM  
Room 203

## I *Executive Session to discuss personnel -*

**Discussed**

*Executive Session to interview potential alternate  
for the Planning and Zoning Commission - Discussed*

## II WORK SESSION

Auditorium

Select an alternate for the Planning and Zoning Commission.

7:00 PM

Deborah Goldfarb was elected as an alternate. Term will end on election day, November, 2017

APPROVAL OF MINUTES: 02/02/17, 02/15/17 03/02/17, 03/16/17 – approved with modifications

## III PUBLIC HEARING

1. **25 Sturges Commons:** *(The following application is continued from 3/16/17 and further continued to 5/4/17. No testimony was taken and no testimony will be taken at this hearing)*  
Appl. #17-009 by John Minervini for property owned by Elizabeth Ehrlich and John Minervini for a Special Permit and Site Plan approval for Excavation and Fill, for property located in a Residence AA zone, PID #G12066000.

**Action:** Hearing further continued to 5/4/17. No testimony was taken

2. **Amendment #727:** Appl. #17-005 by the Village District Steering Committee for an amendment to the Westport Zoning Regulations to add a new zoning district and standards to the zoning regulations for Chapter 36, Village District Overlay Zone/Westport Center.

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

**Action:** Adopted with modification, effective date 5//6/17

**Vote:** 7 - 0

3. **Amendment #728:** Appl. #17-006 by the Village District Steering Committee for an amendment to the Official Building Zoning Map to rezone properties as described in the Boundary Description and shown on the proposed zoning map.

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

**Action:** Adopted

**Vote:** 7 - 0

4. **2 Manitou Court:** Appl. #17-010 by Mel Barr, Barr Associates, LLC for property owned by Thomas and Paula McInerney for a CAM Site Plan approval to replace and reconstruct seawall for property located in a Residence AAA zone, PID #C050404000.

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

**Action: Approved**

**Vote: 7 - 0**

5. **205 Compo Road South:** Appl. #17-011 by Erin McKenna for property owned by Erin McKenna and Nigel Holmes for a Special Permit and Site Plan approval for excavation and fill, for property located in a Residence AA zone, PID #C05099000.

**Seated: Cathereine Walsh, Paul Lebowitz, Chip Stephens, Alan Hodge, Al Gratrix, Michael Cammeyer, Jon Olefson**

**Action: Granted**

**Vote: 7 - 0**

#### **IV WORK SESSION**

- a) **1141 Post Road East:** Appl. #17-003 by 1141 Post Rd E, LLC for property owned by 1141 Post Rd E, LLC for a Special Permit and Site Plan approval for a mixed-use residential/commercial development, for property located in a GBD/Residence A/IHZ zone, PID #G09028000.

**Action: No action taken**

- b) **270 Saugatuck Avenue:** Appl. #17-015 by Peter Romano/LANDTECH for property owned by O'Halloran Realty Company Associates, LLC for a Special Permit and Site Plan approval pursuant to §32-18, Historic Residential Structures, for Coverage incentives as part of a four-lot open space re-subdivision and retention of an existing Historic Structure, for property located in a Residence AA zone, PID #B04008000.

**Seated: Catherine Walsh, Paul Lebowitz, Chip Stehpens, Alan Hodge, Al Gratrix, Michael Cammeyer**

**Action: Granted**

**Vote: 6 - 0**

- c) **270 Saugatuck Avenue:** Appl. #17-004 by Peter Romano/LANDTECH for property owned by O'Halloran Realty Company Associates, LLC for a CAM Re-Subdivision approval for a four-lot open space subdivision for property located in a Residential AA zone, PID #B04008000.

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

**Action: Approved**

**Vote: 6 - 0**

#### **New Business**

- a) **Discussion of Draft Text Amendment prior to release for Medical Marijuana Dispensaries. Approved to be released alongside a moratorium to extend current moratorium for an addition 30 days.**

**Other Items**

- a) **Request from Planning and Zoning Staff for Confirmation on Administering the Zoning Regulations – agreed with staff 5 – 2 (Stephens and Gratrix opposed)**
- b) **1365 Post Road West, Planning and Zoning Resolution #15-0002, request for release of bond – Bond released**
  
- c) **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