

**PLANNING AND ZONING COMMISSION
ACTION MINUTES**

May 18, 2017

**Auditorium
7:00 PM**

I PRE APPLICATION REVIEW

Pre application review to discuss lease of Golden Shadows and other buildings to the Westport Arts Center, 60 Compo Road South - **Discussed**

APPROVAL OF MINUTES: 04/20/17, 05/04/17 - Approved

II PUBLIC HEARING

1. **15 Imperial Avenue:** *(The following application has been withdrawn by the applicant)* Appl. #17-023 by John Rountree, AIA for property owned by Imperial Avenue Associates, LLC for a Special Permit and Site Plan approval for a Reduction of Parking to support a small building addition, for property located in a RPOD zone, PID #D09013000.

Action: Application was withdrawn by the applicant

2. **Amendment #736:** *(The following application will be opened and continued to 6/1/17. No testimony will be taken at this hearing)* Appl. #17-027 by Peter Romano/LANDTECH, for an amendment to the zoning regulations to modify §5, (Definitions) and §34-5, (Parking Table) to allow Chiropractors to be regulated as Healthcare Professionals instead of Medical.

Action: Hearing opened and continued to 6/1/17. No testimony taken at this hearing.

3. **Amendment #733:** *(The following application will be opened and continued to 6/15/17. No testimony will be taken at this hearing)* Appl. #17-024 by Mel Barr, Barr Associates, LLC for an amendment to the zoning regulations to modify §22 (Restricted Office-Retail Districts #1, 2, & 3) to allow Electric Automotive Establishments (or Service Centers) in the RORD #2 zone as an “adaptive reuse” based on building and site criteria.

Action: Hearing opened and continued to 6/15/17. No testimony taken at this hearing.

4. **10 Gray Lane:** *(The following application is continued from 5/4/17. Testimony was taken)* Appl. #17-019 by LANDTECH for property owned by SSR Properties for a CAM Site Plan approval for a new single family dwelling, for property located in a Residence AAA zone, PID #I 04010000.

Seated: Catherine Walsh, Chip Stephens, Alan Hodge, Danielle Dobin, Michael Cammeyer, Jon Olefson, Deborah Goldfarb

Action: Approved

Vote: 7 – 0

5. **61 Kings Highway South:** *(The following application was opened and continued to 5/18/17. No testimony was taken)* Appl. #17-022 by Megan Robertson for property owned by Joseph Mark Valeski for a Special Permit and Site Plan approval for excavation and fill, for property located in a Residence A zone, PID #B07045000.

Seated: Catherine Walsh, Chip Stephens, Alan Hodge, Danielle Dobin, Michael Cammeyer, Jon Olefson, Deborah Goldfarb

Action: Granted

Vote: 7 - 0

6. **Amendment #735:** Appl. #17-026 by the Westport Planning and Zoning Commission to modify §5, (Definitions) and to add §32-25 (Medical Marijuana Dispensaries) to permit medical marijuana dispensaries as a Special Permit Use.

Seated: Catherine Walsh, Chip Stephens, Alan Hodge, Danielle Dobin, Michael Cammeyer, Jon Olefson, Deborah Goldfarb

Action: Hearing closed, no decision

III WORK SESSION

New Business

Old Business

- a) **Amendment #731:** Appl. #17-017 by Mel Barr, Barr Associates, LLC for an amendment to the Westport Zoning Regulations to add language to §34-11.12 Reserved Future Spaces, to provide for an alternative to the construction of reserved future parking spaces. The proposal is to add §34-11.12.1 Alternative Leased Spaces, to allow the Planning and Zoning Commission to authorize the leasing of parking spaces on a single adjoining non-residential or mixed-use lot subject to Special Permit/Site Plan approval, and compliance with additional standards proposed. A copy of the proposed amendment is on file in the Westport Town Clerk's Office and is on file in the Westport Planning and Zoning Office.

Action: No action taken

Other Items

- a) **1135 Post Road East,** Planning and Zoning Resolution #14-053, request for release of bond – request granted, bond released

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