

# PLANNING AND ZONING COMMISSION ACTION MINUTES

July 13, 2017

Room 201, 201A  
7:00 PM

## I WORK SESSION

1. Discussion with Parks & Recreation Director Jen Fava on Soundview Lot Maintenance Plan - Discussed
2. 2017 Plan of Conservation and Development meeting with Glen Chalder to discuss; - Discussed
  - a) Review of community comments on POCD
  - b) Direction to Planimetrics on revision to POCD
  - c) Schedule public hearing for POCD (with revision noted)

### Old Business

- a) **60 Compo Road South:** §8-24 Request by the First Selectman for a report from the Planning and Zoning Commission to lease two buildings to the Westport Arts Center located on Town Owned property at 60 Compo Road South, also known as 68 Compo Road South (Golden Shadows) and 70 Compo Road South (The Guest House) in the DOSRD 2 Zone, Parcel ID #D09046000.

**Seated:** Catherine Walsh, Chip Stephens, Al Gratrix, Danielle Dobin, Deborah Goldfarb, Michael Cammeyer, Jon Olefson

**Action:** Positive Report

**Vote:** 7 - 0

- b) **320 Bayberry Lane:** Appl. #17-035 by Robert Pryor, PE, L.S./LANDTECH for property owned by Frederica S. Brenneman, c/o Matt Brenneman for a Special Permit and Site Plan approval pursuant to §32-18, Historic Residential Structures, for Setback incentives as part of a two lot subdivision and retention of existing Historic Structures, for property located in a Residence AAA zone, PID #E18025000.

**Seated:** Catherine Walsh, Chip Stephens, Al Gratrix, Danielle Dobin, Deborah Goldfarb, Michael Cammeyer, Jon Olefson

**Action:** Granted

**Vote:** 7 - 0

- c) **320 Bayberry Lane:** Appl. #17-036 by Robert Pryor, PE, L.S./LANDTECH for property owned by Frederica S. Brenneman, c/o Matt Brenneman for a Re-Subdivision approval for property located in a Residence AAA zone, PID #E18025000.

**Seated:** Catherine Walsh, Chip Stephens, Al Gratrix, Danielle Dobin, Deborah Goldfarb, Michael Cammeyer, Jon Olefson

**Action: Approved**

**Vote: 7 - 0**

- d) **260 Compo Road South:** Appl. #17-020 by Pearl at Longshore, (Antonio Ninavaggi & Marc Backon) for property owned by the Town of Westport located in a Residence AAA zone, PID #C04001000, for Special Permit and Site Plan approval to modify Special Permit #85-63-1 to allow conversion of the outdoor service bar to a patron bar and to permit food service on the outdoor patio

**Seated: Catherine Walsh, Chip Stephens, Al Gratrix, Danielle Dobin, Deborah Goldfarb, Michael Cammeyer, Jon Olefson**

**Action: Granted**

**Vote: 3 – 2 – 1 {Dobin, Cammeyer, Goldfarb} in favor {Walsh, Gratrix} opposed {Stephens} abstained**

- e) **Amendment #737:** Appl. #17-034 by the Westport Planning and Zoning Commission for modifications to standards associated with §36, Village District Overlay (VDO) Zone/Westport Center. Modifications are proposed to the underlying zoning district standards relating to the Front Lot Line requirements as follows: Modifying Sec. 21-4.1 to restore the thirty-foot (30') front-setback requirement in the Restricted Professional Office District; modifying Sec. 22-4.3.1 to restore the thirty foot (30') front-setback requirement in the Restricted Office Retail District; and modifying Sec. 23-4.1 to restore the thirty foot (30') front-setback requirement in the Restricted Business District. Modifications are also proposed to §36-2.3, Design Standards (in the VDO) to correct an error in a cross-reference. Modifications are additionally proposed to §43-5.2 to restore language allowing small scale projects located in the VDO, to be eligible for Site Plan Waiver from the Planning and Zoning Director by deleting language requiring review by the Planning and Zoning Commission. New language is added to §43-5.2 to clarify design review may be required by the Historic District Commission and/or Joint Committee prior to the granting of a Site Plan Waiver by the Planning and Zoning Director.

**Action: No action taken**

**Other Items:**

- a) **270 Saugatuck Avenue, Planning and Zoning Resolution #17-004,** request for extension of time to file subdivision map

**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

**Added to the agenda:**

**170 Post Road West**, authorized issuance of a zoning permit

At the 7/13/17 Work Session, members of the Planning and Zoning Commission added an item to their agenda following a motion that was unanimously approved.

The item involved a request submitted by William Achilles on behalf of Villa Del Sol seeking guidance regarding how to obtain a Zoning Permit to occupy space previously occupied by Peachwave Yogurt. Mr. Achilles became aware that the approval granted to Peachwave Yogurt by the Commission in 2013 included language requiring any future tenant must return for further Commission approval prior to obtaining a Zoning Permit. This condition is #1 in Res. #13-010 which states:

*“The Joint Parking approval granted herein is applicable to this tenant at this location only. Further approvals will be required for future tenants upon demonstration of conformance to the Joint Parking standards, as agreed to by the applicant.”*

The rationale for imposing this condition was to address the uncertainty regarding whether any future tenant would have similar hours of operation and similar parking demands that could be supported by the Joint Parking requested and granted to Peachwave Yogurt.

Mr. Achilles submitted materials in support of Villa Del Sol seeking to replace Peachwave Yogurt that document the parking demands are reduced in comparison to Peachwave, and the hours of operation are slightly reduced.

**The Planning and Zoning Commission reviewed these materials and advised P&Z Staff that no further review by the Commission will be required prior to issuance of a Zoning Permit to allow Villa Del Sol to occupy the space previously approved for a Restaurant and Outdoor Eating Area at 170 Post Road West.**

The applicant will have to supply all the routine requirements associated with obtaining a Zoning Permit for a new Restaurant at this location such as signoff from the Westport Weston Health District, grease-trap signoff from the Department of Public Works, etc. The Commission concluded their discussion with an offer of congratulations to Villa Del Sol for finding a new home in Westport where they can continue to serve their clientele.

**Materials reviewed by the P&Z Commission on 7/13/17 included:**

Res. #13-010

Email from Bill Achilles dated 7/12/17 including hours of operation for Villa Del Sol

Portion of approved floor plan and parking chart for Peachwave Yogurt from 2013

Proposed floor plan and parking chart for Villa Del Sol dated 7/12/17