

PLANNING AND ZONING COMMISSION ACTION MINUTES

September 7, 2017

7:00 PM Auditorium

I WORK SESSION

Discussion about memorandum from Katherine Daniel, dated 8/9/17, concerning authority to require certain bonds – No Action

APPROVAL OF MINUTES: 07/06/17, 07/13/17, 07/20/17 - Approved

1. **50 Compo Mill Cove:** *(The following application will be opened and continued to 9/28/17. No testimony will be taken at this hearing)* Appl. #17-044 by Tom Ryder/LANDTECH for property owned by Pasquale J. Malpeso, Jr. for a CAM Site Plan approval to modify existing pool, for property located in a Residence A zone, PID #E04091000.

Action: Hearing was opened and continued to 9/28/17. No testimony was taken

2. **63-67 North Avenue:** *(The following application was opened on 7/20/17 and continued. Testimony was taken)* Appl. #17-043 by Aquarion Water Company, c/o Mark Fois for property owned by Aquarion Water Company, c/o Mark Fois for a Special Permit and Site Plan approval for construction of two concrete water storage tanks for property located in a Residence AA zone, PID #F11095000.

Action: Hearing was closed, no decision

3. **275 North Avenue (aka 39 Coleytown Road):** *(The following application was opened on 7/20/17 and continued. Testimony was taken)* Appl. #17-041 by Mel Barr, Barr Associates, LLC for property owned by Elda Capital Corp for a Special Permit and Site Plan approval pursuant to §32-18, Historic Residential Structures, for Lot Area and Lot Shape incentives as part of a two lot re-subdivision and retention of Historic Structures, for property located in a Residence AAA zone, PID #D16022000.

Action: Hearing was closed, no decision

4. **275 North Avenue (aka 39 Coleytown Road):** *(The following application was opened on 7/20/17 and continued. Testimony was taken)* Appl. #17-042 by Mel Barr, Barr Associates, LLC for property owned by Elda Capital Corp for a two lot Re-Subdivision approval for property located in a Residence AAA zone, PID #D16022000.

Action: Hearing was closed, no decision

5. **5 Rabbit Hill Road:** Appl. #17-046 by Thomas Wormser for property owned by Thomas Wormser and Cindy G. Wormser for a Special Permit and Site Plan approval for excavation and fill, for property located in a Residence AAA zone, PID #C15039000.

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

Action: Granted

Vote: 7 - 0

III WORK SESSION

New Business

- a) **25 Kings Highway South:** Planning and Zoning Resolution #16-034, request for modification to landscape plan/Site Plan, **modification granted**
- b) **1032 Post Road East:** Planning and Zoning Resolution #13-020, request for modification, **modification denied**
- c) **4 Quarter Mile Road:** Planning and Zoning Resolution #15-025, request for release of bond – **Bond released**
- d) **35 Beachside Avenue:** Planning and Zoning Resolution #08-019, request for release of bond – **Bond released**

Old Business

- a) **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.

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

Action: Adopted in part/Denied in part

Vote: 7 – 0

- b) **201 Main Street, 7&15 Belden Place:** Appl. #17-033 by Mel Barr, Barr Associates, LLC for property owned by Estate of Anna Nappa for a CAM Special Permit & Site Plan approval for a Two-Family and Multi-Family Dwelling and retail use, for property located in a RBD zone, PID #C10091000, C1009300, C10092000.

Action: No action taken

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