

PLANNING AND ZONING COMMISSION ACTION MINUTES

October 5, 2017

7:00 PM Auditorium

I PUBLIC HEARING

1. **50 Compo Mill Cove:** *(The following application has been withdrawn by the applicant)* Appl.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Action: This application was withdrawn by the applicant

2. **33 Spriteview Avenue:** Appl. #17-047 by Douglas Bassett for property owned by Douglas and Susan Bassett for a CAM Site Plan approval for an addition to an existing structure for property located in a residence A zone, PID #B01051000.

Seated: Catherine Walsh, Paul Lebowitz, Chip Stephens, Al Gratrix, Michael Cammeyer, Danielle Dobin, Greg Rutstein

Action: Approved

Vote: 7 - 0

3. **Amendment #738:** Appl. #17-048 by Mel Barr, Barr Associates, LLC for an amendment to the zoning regulations to modify §27-2.2, Special Permit Uses to allow Healthcare Professionals, Medical and Dental Uses in the Corporate Park District (CPD) zone. 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.

Seated: Catherine Walsh, Paul Lebowitz, Chip Stephens, Al Gratrix, Michael Cammeyer, Danielle Dobin, Greg Rutstein

Action: Adopted - effective November 5, 2017

Vote: 7 - 0

4. **Amendment #739:** Appl. #17-050 by Redniss and Mead c/o Richard W. Redniss for an amendment to the zoning regulations to modify §39A, Inclusionary Housing Zone Overlay District (IHZ) to allow Assisted Living, Full Care and Independent Living (ALFCIL) subject to proposed standards and to modify §4-5, Maximum Allowable Multi-Family Dwellings, to add language that also enables such ALFCIL dwelling units to be included in the existing first 200 unit exemption. 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.

Seated: Catherine Walsh, Paul Lebowitz, Chip Stephens, Al Gratrix, Michael Cammeyer, Danielle Dobin, Greg Rutstein

Action: Hearing opened and continued to 10/12/17. Testimony was taken

II WORK SESSION

New Business

- a) **1620 Post Road East, Planning and Zoning Resolution #14-037**
-Request for release of landscape bond – **request granted, bond released**

- b) **190 Main Street, Site Plan Appl. #17-055, Request to Enclose Patio**
-Process Discussion – Site Plan waiver authority granted
Vote: 5 – 1 {Walsh, Dobin, Cammeyer, Lebowitz, Olefson} in favor
{Stephens} opposed

Old Business

- a) **Discussion about memorandum from Katherine Daniel, dated 8/9/17, concerning authority to require certain bonds – NO ACTION**

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