

PLANNING AND ZONING COMMISSION ACTION MINUTES

November 16, 2017

7:00 PM Auditorium

Approval of Minutes: 09/14/17, 09/28/17, 10/05/17, 10/12/17 –
09/28/17, 10/05/17, 10/12/17 – approved 9/14/17 – not approved

I PUBLIC HEARING

1. **60 Compo Road South:** Appl. #17-059 by Susan Pfister, Director Westport Center for Senior Activities for property owned by Town of Westport for a CAM Special Permit and Site Plan approval for an addition to existing senior center, expanded parking lot and site work, for property located in a DOSRD #2, PID #D09046000.

Seated: Catherine Walsh, Paul Lebowitz, Chip Stephens, Al Gratrix, Danielle Dobin, Greg Rutstein, Jon Olefson

Action: Granted

Vote: 6 – 1 {Walsh, Lebowitz, Gratrix, Dobin Rutstein, Olefson} in favor
{Stephens} abstained

2. **500 Main Street:** Appl. #17-052 by Mel Barr, Barr Associates, LLC for property owned by Westport 500 Main Street Development LP for a Special Permit and Site Plan approval for a Small Home Development for five (5) two-family dwelling and two (2) one-family dwellings with at least 60% age restricted units, for property located in a Residence A zone, PID #D13059000.

Action: Hearing opened and continued to 12/14/17. Testimony was taken

3. **561 Post Road East & 22 Crescent Park Road:** *(The following application was opened on 10/19/17 and continued. No testimony was taken)* Appl. #17-049 by Terrain East, LLC for property owned by Infinity Westport Manager, LLC for a Site Plan approval to relocate the outdoor nursery onto property at 22 Crescent Road and for construction of future reserve parking and to seek an “Other” parking standard for the nursery use and to expand the outdoor dining area for property located in a RBD/Residence A zone, PID #E09068000 and #E09083000.

Seated: Catherine Walsh, Paul Lebowitz, Chip Stephens, Al Gratrix, Danielle Dobin, Greg Rutstein, Jon Olefson

Action: Approved

Vote: 7 – 0

II WORK SESSION

New Business

- a) **1655 Post Road East**, Planning and Zoning Resolution #12-039, request for release of landscape bond - **-no action**
- b) **320 Bayberry Lane**, Planning and Zoning Resolution #17-036, request for extension of time to file subdivision map – **no action**
- c) **38 Main Street**, Planning and Zoning Resolution #16-035, request for modification – **Planning and Zoning Commission requested more time to review materials submitted**

Old Business

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