

# PLANNING AND ZONING COMMISSION ACTION MINUTES

October 19, 2017

7:00 PM Auditorium

Approval of Minutes: 6/1/17, 6/8/17, 6/15/17, 9/7/17 - Approved

## I PUBLIC HEARING

1. **Amendment #740:** Appl. #17-051 by William J. Fitzpatrick, III for a text amendment to the Westport Zoning Regulations to add a new zoning district, §29B, Business Center Retail Residential (BCRR) and corresponding zoning standards. 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, Danielle Dobin, Greg Rutstein, Jon Olefson

**Action:** Adopted – Effective November 19, 2017

**Vote:** 5 – 0 – 1 {Walsh, Lebowitz, Dobin, Rutstein, Olefson} in favor  
{Stephens} abstained

2. **Amendment #741:** Appl. #17-053 by William J. Fitzpatrick III for an amendment to the Official Building Zone map to rezone a 6,700 SF portion of property located at 35 Elm Street, from Residence A/Village District Overlay (VDO) zone to Business Center Retail Residential/VDO (BCRR/VDO), owned by the Town of Westport, PID #C10143000 and to rezone a 6,700 SF portion of property located at 36 Elm Street from RORD2/VDO to Business Center Retail Residential/VDO, (BCRR/VDO), owned by Old Hill Elm, LLC and Polaris Elm, LLC c/o David Adam Realty, PID #C10145000. 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, Danielle Dobin, Greg Rutstein, Jon Olefson

**Action:** Adopted – Effective November 19, 2017

**Vote:** 5 – 0 – 1 {Walsh, Lebowitz, Dobin, Rutstein, Olefson} in favor  
{Stephens} abstained

3. **35 Beachside Avenue:** (*The following application is continued from 7/20/17 and 9/28/17. No testimony was taken*) Appl. #17-039 by Greens Farms Academy, c/o John F. Fallon, Esq. for property owned by Greens Farms Academy for a CAM Special Permit and Site Plan approval renovations and an addition to an existing fitness building for property located in a Residence AAA zone, PID #H05001000.

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

**Action: Granted**

**Vote: 6 - 0**

4. **1032 Post Road East:** Appl. #17-057 by Frederick W. Hoag for property owned by 1032 PRE, LLC c/o Ashley Schapiro for a Special Permit and Site Plan approval for a change of use and reduction in parking to accommodate a medical tenant, for property located in a Highway Service District (HSD) zone, PID #F09054000.

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

**Action: Granted**

**Vote: 4 – 1- -1      {Dobin, Lebowitz, Olefson, Rutstein} in favor  
   {Walsh} opposed      {Stephens} abstained**

5. **561 Post Road East & 22 Crescent Park Road:** *(The following application will be opened and continued to 11/16/17. No testimony will be taken at this hearing)* 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.

**Action: Hearing opened, continued to 11/16/17. No testimony was taken**

6. **190 Main Street:** *(The following application was withdrawn by the applicant)* Appl. #17-055 by Sam Alanz for property owned by WHA Equities Corporation for a Site Plan approval to transfer joint parking as originally approved by Planning and Zoning Resolution #14-025 and enclose patio for property located in a Restricted Business District/Village District Overlay (RBD/VDO) zone, PID #C10129000.

**Action: This application was withdrawn by the applicant**

## II WORK SESSION

### New Business

- a) **29 Surf Road, Planning and Zoning Resolution #15-031**, request for release of bond – **request granted, bond released**
- b) **11 Great Marsh Road, Planning and Zoning Resolution #04-068**, request for release of bond – **request granted bond released**
- c) **50 Compo Mill, Planning and Zoning Resolution #16-038**, request for extension of time – **extension of time granted to 11/16/17**

### 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