

# PLANNING AND ZONING COMMISSION ACTION MINUTES

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February 15, 2018

7:00 PM AUDITORIUM

*Executive Session to interview potential Planning & Zoning Commission Alternate* ROOM 203  
Executive Session held

## I WORK SESSION

Select an alternate for the Planning and Zoning Commission

AUDITORIUM

Neil Cohn sworn in and seated

## I PUBLIC MEETING

1. **60 Compo Beach Road (aka Compo Beach):** §8-24 Request by the First Selectman for a report and findings of consistency with the Coastal Area Management Act from the Planning and Zoning Commission regarding proposed improvements to Town-owned property including installation of a pedestrian walkway along the south beach and a restroom facility to be located in the vicinity of the south beach, both to be handicapped accessible, for property located in the Residence A zone, PID #D03164000.

**Seated:** Danielle Dobin, Chip Stephens, Catherine Walsh, Al Gratrix, Michael Cammeyer, Gregory Rutstein, Neil Cohn

**Action:** Positive Report

**Vote:** 7 - 0

## II PUBLIC HEARING

2. **300 Post Road West:** Appl. #17-067 by Mel Barr, Barr Associates, LLC for property owned by 300 PRW LLC for a Special Permit and Site Plan approval for a change of use from office to healthcare professional with expanded parking, for property located in a Corporate Park District (CPD), PID #B08040000.

**Seated:** Danielle Dobin, Chip Stephens, Catherine Walsh, Al Gratrix, Michael Cammeyer, Gregory Rutstein, Neil Cohn

**Action:** Granted

**Vote:** 7 - 0

3. **793 Post Road East:** *(The following application is continued from 2/8/18 and will be further continued to 3/1/18. Testimony was taken. No testimony will be taken at this hearing)* Appl. #17-037A by Barr Associates, LLC for property owned by DMC Westport, LLC for a Special Permit and Site Plan approval for a mixed use development, (retail, office and residential uses)

for property located in a General Business District (GBD)/Residential A zone – Inclusionary Housing Zone (IHZ), PID #E09193000.

**Action: Hearing continued to 3/1/18. No testimony taken at this hearing**

### III WORK SESSION

#### ANNUAL MEETING (Continued)                      NO ACTION

3. P&Z Committees
5. Update on Planning and Zoning Issues
6. Planning and Zoning Goals and Objectives
7. Planning and Zoning By-Law Review
8. Other

#### New Business

- a) **60 Compo Road South, (Westport Senior Center) Planning and Zoning Resolution #17-059**, request for modification – **needs to go to public hearing**
- b) Request by P&Z Staff for a Sense of the Meeting to determine whether Westport intends to opt out of State of Connecticut regulations on temporary health care structures – **staff to develop text amendment to opt out**
- c) Request by P&Z Staff for a Sense of the Meeting regarding the exclusion of sewer pump stations from protection as Public Buildings relative to medical marijuana dispensaries – **Commission concurred with Sense of Meeting**
- d) Request by P&Z Staff for a Sense of the Meeting in anticipation of creating a Zoning Regulation regarding “Transient residency and Air B&B – **Sub committee to be formed**

#### Old Business

1. **500 Main Street:** Appl. #17-052A 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 four (4) two-family dwellings and three (3) one-family dwellings with 100% age restricted units, for property located in a Residence A zone, PID #D13059000.

**Action: Discussed, no decision**