

PLANNING AND ZONING COMMISSION ACTION MINUTES

March 8, 2018

7:00 PM AUDITORIUM

Approval of Minutes: 02/08/18, 02/15/18 – Minutes approved

I WORK SESSION

Other Items

- a) **24 Ludlow Road**, Review letter from Attorney Richard Saxl dated March 1, 2018 requesting revisions to ZP #39956 issued in 2014 pursuant to Res. #09-046. – **Request granted**

II PUBLIC HEARING

1. **25 Manitou Road:** *(The following application will be opened and continued to 4/5/18. No testimony will be taken at this hearing.)* Appl. #18-004 by Bryan Nesteriak, B&B Engineering for property owned by Bret and Britt Sheiber for a Special Permit and Site Plan approval for excavation and fill, for property located in a Residential AAA zone, PID #C05026000.

Action: Hearing opened and continued to 4/5/18. No testimony was taken

2. **60 Compo Road South:** Appl. #16-008 by Susan Pfister, Director of Westport Center for Senior Activities, for property owned by Town of Westport for a CAM Site Plan and Special Permit approval for a modification to Special Permit & Site Plan Appl. #17-059 to allow temporary use of existing driveway to provide construction access from Route 1 (Post Road East) to Senior Center for duration of construction of building addition and parking lot expansion, for property located in a DOSRD #2, PID #D09046000.

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

Action: Granted

Vote: 6-0-1 {Lebowitz, Walsh, Stephens, Gratrix, Rutstein, Cammeyer} in favor
{Dobin} abstained

3. **54 Wilton Road:** *(The following application is continued from 3/1/18. Testimony was taken)* Appl. #18-002 by William J. Fitzpatrick, III for property owned by STC Green LLC for a Special Permit and Coastal Site Plan approval for new building construction to accommodate sixteen dwelling units and parking lot improvements utilizing the General Business District Residential Regulation for which an Amendment to the Official Building Zone Map is proposed for property currently located in a General Business District, PIC #C10073000.

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

Action: Hearing continued to 4/5/18. Testimony was taken

III WORK SESSION

ANNUAL MEETING (Continued)

3. P&Z Committees – **Communications subcommittee items discussed**
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) **278 Riverside Avenue, Planning and Zoning resolution #15-052**, request for release of bond – **bond released**
- b) **35 Beachside Avenue, Planning and Zoning resolution #16-052**, request for release of bond – **bond released**

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: No decision

2. **793 Post Road East:** 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: No decision