

PLANNING AND ZONING COMMISSION ACTION MINUTES

March 24, 2011

7:00 P.M.
Room 201, 201A

I PUBLIC HEARING

1. **14 Coleytown Road:** Appl. #10-058 by Temple Israel of Westport for property owned by Temple of Israel of Westport for a Special Permit and Site Plan approval for installation improvement to lighting in parking lot and entrance to property in a Res AAA zone, PID #D16048000.

Action: Opened and continued to 4/7/11. No testimony was taken at hearing

2. **25 Maple Avenue North:** Appl. #11-008 by Barr Associates, LLC for property owned by Shirley Millwee for a re-subdivision to create one new building lot in a Res A zone, PID #H09066000.

Seated: Ron Corwin, Eleanor Lowenstein, Nora Jinishian, David Press, Howard Lathrop, Al Gratrix

Action: Approved

Vote: 6 - 0

3. **Amendment #629:** Appl. #11-009 by Cary Moskowitz for a text amendment to the Westport Zoning Regulations to modify §5 (Definitions), §5-2 (Structure) to add swing sets and/or play sets that do not incorporate or include “Buildings” as defined in these regulations shall not be deemed to be “Structures” and shall be exempt from the setback and coverage requirements in these regulations.

Seated: Ron Corwin, Eleanor Lowenstein, Nora Jinishian, David Press, Howard Lathrop, Al Gratrix, Michael Krawiec

Action: Hearing closed, no decision

4. **101-107 Post Road East:** Appl. #11-015 by Frederick W. Hoag Architect for property owned by WW 101-107 Post LLC, for a CAM Special Permit & Site Plan approval for renovations and addition to existing buildings in a BCD/H zone, PID #C09142000.

Seated: Ron Corwin, Eleanor Lowenstein, Nora Jinishian, David Press, Howard Lathrop, Al Gratrix

Action: Approved

Vote: 6 - 0

II WORK SESSION

(The following items will be discussed and voted on as time permits. The public may observe the work session but not participate.)

1. Old Business

- a) **Amendment #625:** Appl. # 11-001 by the First Selectman for a text amendment to the Westport Zoning Regulations to modify §5, Definitions, to amend Affordable Housing; to modify §5, Definitions, to add Assisted Living Facility; to modify §5, Definitions, to add Full Care Living Facility; to modify §5, Definitions, to add Independent Living Facility; to modify §5-2, Definitions, to replace the term “Elderly” with “Senior;” to modify §5, Definitions, to add Senior Center; to modify §5, Definitions, to amend Managed Senior Residential Community; to modify §5, Definitions, to remove Private Residential Units, to modify §11-2.3.1, to replace the term “Elderly” with “Senior;” to modify §11-2.3.5, to replace the term “Elderly” with “Senior;” to modify §11-2.3.10, Managed Residential Communities, to amend the section heading to Senior Residential Community; to modify §11-2.4, Permitted Accessory Buildings, Structures, and Uses, to replace the term “Elderly” with “Senior;” to modify §19A-16, Affordable Plan, to replace the term “Elderly” with “Senior;” and to delete the establishment of a priority system for affordable and workforce housing units; to modify §20-4, Density, to replace the term “Elderly” with “Senior;” to modify §32-2, Elderly Housing-Municipal, to replace the term “Elderly” with “Senior;” to modify §32-2.1, Purpose, to replace the term “Elderly” with “Senior;” to modify §32-2.2, Permitted Uses, to replace the term “Elderly” with “Senior;” to modify §32-8.2, Excessive Fill Regulations to add new section §32-8.2.1(d); to modify §32-11, to replace the term “Elderly” with “Senior;” to modify §32-11.2, Occupancy, to replace the term “Elderly” with “Senior;” to modify §32-11.5, CAP, to replace the term “Elderly” with “Senior;” to modify §32-15, Managed Residential Community, to modify the section heading to read “Senior Residential Community;” to modify §32-15.1, Purpose; to modify §32-15.2, Permitted Uses; to modify §32-15.3, Accessory Uses; to modify §32-15.4, Location; to modify §32-15.5, Lot Area, Shape and Frontage; to modify §32-15.6, Affordable Units; to modify §32-15.7, Density; to modify §32-15.8, Setbacks, to modify §32-15.9, Height; to modify §32-15.10, FAR; to modify §32-15.11, Coverage; to modify §32-15.12, Unit Sizes; to modify §32-15.13, Open Space; to modify §32-15.15, Parking and Loading; to modify §32-15.17, Architectural Design; to add §32-15.19, Subdivision; to modify §34-5, Parking Requirements Table. §32-15, Senior Residential Community, is applicable only to Town-owned properties, that meet the standards listed in §32-15.5, Lot Area, Shape and Frontage.

Seated: Corwin, Lowenstein, Press, Lathrop, Krawiec, Walsh, Jinishian
Action: Discussed, no decision

- b) **Amendment #622:** Appl. #10-054 by Barr Associates for a map amendment to the 2007 Town Plan of Conservation and Development for a change of land use for 0 Cottage Lane, PID #H09107000, and 0 Cottage Lane, PID #H09018000, from Moderate Residential Density to General Business/Business Center.

Seated: Ron Corwin, Eleanor Lowenstein, Howard Lathrop, Nora Jinishian, Michael Krawiec, Al Gratrix

Action: Adopted

Vote 6 - 0

- c) **Amendment #623:** Appl. #10-055 by Barr Associates for a map amendment to the Westport Zoning Map to rezone the properties at 0 Cottage Lane, PID #H09017000 and 0 Cottage Lane, PID #H09018000 from Residential A to General Business District.

Seated: Corwin, Lowenstein, Lathrop, Jinishian, Krawiec, Walsh, Gratrix

Action: No Action

2. Other Items – NO ACTION ON FOLLOWING ITEMS

- a) **Discussion about proposed text amendment regarding building area and projections into setbacks**
- b) **Discussion about proposed text amendment regarding definition of kitchen**
- c) **Discussion about proposed text amendment regarding pre 1959 apartment regulations**
- d) **Discussion about proposed text amendment regarding accessory apartment regulations**
- e) **Review Planning and Zoning staff proposed text amendments chart**
- f) **Discussion of 2007 POCD implementation**

3. New Business