

PLANNING AND ZONING COMMISSION ACTION MINUTES

September 13, 2018

7:00 PM Auditorium

I WORK SESSION

- a) **20 Saugatuck Avenue**, Planning and Zoning Resolution #15-015, request for release of bond – **Bond was released**
- b) **0 Newtown Turnpike/Grassy Plains**, Planning and Zoning Resolution #03-009 and 03-010, request for modification for extension of time – **Extension granted for three (3) months**
- c) **Discussion with Richard Redniss of Redniss & Mead and Joan Carty of the Housing Development Fund (HDF): Disussed**
 - i. Seeking endorsement of a process allowing a developer to write a check to HDF to enable HDF to become the title holder and eventual Affordable Housing Administrator for off-site affordable housing property to meet the requirements listed in §39A-18.4.1 of the Zoning Regulations and to fulfill Condition #9 of Res. #18-007 that granted approval for a senior housing development at 1141 Post Road East; and
 - ii. Soliciting feedback on potential purchase of property located at 23 Crescent Park Road to fulfill Condition #9 of Res. #18-007 that granted approval for a senior housing development at 1141 Post Road East.

II PUBLIC HEARING

1. **87 Saugatuck Avenue: *(The following application has been withdrawn by the applicant)***
Appl. #18-041 by Jim Kousidis, Kousidis Engineering, for property owned by Aminulla Suleymanov for Special Permit and Site Plan approval for a third dwelling unit and site work for property located in a RORD #2 zone, PID #B06108000.

Action: Application was withdrawn by the applicant

2. **66 Post Road East:** Appl. #18-042 by Frederick Hoag for property owned by 54-68 Post Road East Associates, c/o Rand Real Estate for a Site Plan approval to relocate floor area, façade renovation and Change of Use to permit restaurant use, for property located in a BCD/H-VDO zone, PID # C09151000.

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

Action: Approved

Vote: 7 – 0

3. **7 Hillside Road:** Appl. #18-043 by Devore Associates for property owned by Heather Cherry for a Special Permit and Site Plan approval for excavation and fill, for property located in a Residence A zone, PID #E05069000.

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

Action: Approved

Vote: 7 - 0

4. **8 Maplegrove Avenue:** Appl. #18-049 by LANDTECH for property owned by James and Leslie Gluck for a Coastal Site Plan approval for an addition to existing dwelling, for property located in a Residence A zone, PID #C07098000.

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

Action: Approved

Vote: 7 - 0

III WORK SESSION

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

Old Business

- a) **Amendment 745:** *(Must decide by 9/15/18)* Appl. #18-003 by Coalition for Westport, c/o Lawrence Weisman for an amendment to the Westport Zoning Regulations to modify §5, §23, §24, §29, §29A to allow flexible zoning criteria for Theaters and Assembly Halls in commercial districts. 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: Danielle Dobin, Catherine Walsh, Michael Cammeyer, Greg Rutstein, Chip Stephens, Al Gratrix, Neil Cohn

Action: Denied

**Vote: 5 - 0 - 2 {Dobin, Walsh, Rutstein, Stephens, Gratrix} in favor of denial
{Cammeyer, Cohn} abstained**

- b) **7 Tranquility Lane:** Appl. #18-040 by Larry Kuranko for property owned by SBR Management LLC for a Subdivision approval for two building lots, for property located in a Residence A zone, PID #D07043000.

Seated: Danielle Dobin, Catherine Walsh, Michael Cammeyer, Greg Rutstein, Chip Stephens, Neil Cohn

Action: Approved

Vote: 6 - 0

New Business

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