

PLANNING AND ZONING COMMISSION ACTION MINUTES

November 29, 2018

7:00 PM Auditorium

I WORK SESSION

ANNUAL MEETING

1. Election of Officers

Motion to elect Paul Lebowitz Chairman by Danielle Dobin and seconded by Greg Rutstein

Vote: 4 – 3

Ayes: 4 {Dobin, Rutstein, Cammeyer, Lebowitz}

Nays: 3 {Stephens, Gratrix, Walsh}

Motion to elect Danielle Dobin Vice Chairman by Michael Cammeyer and seconded by Greg Rutstein

Vote: 7 – 0

Ayes: 7 {Dobin, Rutstein, Cammeyer, Lebowitz, Stephens, Gratrix, Walsh}

Nays: 0

Motion to elect Chip Stephens Secretary by Michael Cammeyer and seconded by Danielle Dobin

Vote 7 – 0

Ayes: 7 {Dobin, Rutstein, Cammeyer, Lebowitz, Stephens, Gratrix, Walsh}

Nays: 0

2. Appointment of Alternates (*Current terms do not expire until November, 2019*)

Current alternates remain

3. Committee Assignments

The following subcommittees will remain

- Affordable Housing Committee
- Enforcement Committee
- Governance Committee
- Landscape Committee
- POCD High Level Review Committee
- Process Efficiency Committee
- Zoning Regulation Review Committee
- Beach Rezoning Committee
- DORS

The following subcommittees will dissolve

- Communications
- Historic Structures
- Parking and Traffic

4. Planning and Zoning Meeting Schedules - Approved
 - Public Hearings (First and third Thursday of the month)
 - Work Sessions (Second Thursday of the month)
 - Field Trips (Time, Day) (Tuesday, 8:45 AM – as needed)
5. 2017 POCD Implementation
 - Danielle Dobin offered to serve on future 2017 PIC
6. Other
 - Greg Rutstein made a motion and the Commission agreed to withdraw Map Amendment #692, Rezoning of 260 Compo Road South to DOSRD.

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

1. **Amendment #751:** Appl. #18-038 by Garden Homes Management Corp for a text amendment to the zoning regulations to remove existing §4-5 (Maximum Allowable Multi-Family Dwellings) and replace it with §4-5 (Affordable Housing Developments); add new definition §5-2 (Definition of Affordable Housing Development); modify Attic definition in §5-2; modify §44-2.6 (Sewerage Reports); and add new provision for Design Standards for Off-Street Parking and Loading for Affordable Housing Developments. 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: Lebowitz, Dobin, Stephens, Rutstein, Cammeyer, Gratrix, Walsh

Action: Discussed, no decision

2. **122 Wilton Road:** Appl. #18-039 by Garden Homes Management Corp for property owned by First Garden Development LP for a CAM Site Plan application for 19-unit multi-family development, pursuant to CGS 8-30g, for property located in a Residence AA zone, PID #C10069000.

Seated: Lebowitz, Dobin, Stephens, Rutstein, Cammeyer, Gratrix, Walsh

Action: Discussed, no decision

II PUBLIC HEARING

3. **34 Burnham Hill:** *(The following application is continued from 11/15/18. No testimony was taken)* Appl. #18-074 by Jim Kousidis, Kousidis Engineering, LLC for property owned by 34 Burnham Hill, LLC c/o Robert Hess for a Special Permit and Site Plan for excavation and fill, for property located in a Residence AA zone, PID #D05034000.

Seated: Lebowitz, Dobin, Walsh, Stephens, Gratrix, Cammeyer, Rutstein

Action: Granted

Vote: 7 - 0

4. **259 Saugatuck Avenue and 1 Charmer's Landing:** *(The following application is continued from 11/1/18, 11/08/18 and 11/15/18. No testimony was taken)* Appl. #18-058 by Peter

Romano/LANDTECH for property owned by Charmers Landing Property, LLC for a Coastal Area Site Plan for a new single family dwelling, for property located in a Residential AA zone, PID #B04027000 and #B04028000.

Seated: Lebowitz, Dobin, Walsh, Stephens, Gratrix, Cammeyer, Rutstein

Action: Approved

Vote: 7 - 0

5. **Amendment #756:** *(The following application is continued from 11/15/18. No testimony was taken)* Appl. #18-064 by Concettina Belta Caruso, Executor of the Estate of James S. Belta c/o Alan R. Spirer, Esq. for an amendment to the Westport Zoning Regulations to modify §11 (Residence AAA District) to add §11-14 to permit Agricultural Subdivisions as an allowed use and to create a new section, §56A (Agricultural Subdivision) to the Subdivision Regulations. Eligible parcels shall be located in the Res AAA district and at least twenty-acres in size. Proposed standards require eligible parcels shall be: 1) Subdivided with lot size requirements reduced from the 2-acre to 1-acre; 2) Contain an agricultural parcel that is at least twenty-five percent of the total lot size; 3) Allow development of the agricultural parcel with a single-family residence and a barn not to exceed 2,500 SF, and other outbuildings necessary to operate a farm; 4) Allow operation of a commercial farm stand on a seasonal basis; and 5) Require agricultural land in lieu of open space for purposes of applying Section 54-21 of the Subdivision Regulations. 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: Lebowitz, Dobin, Walsh, Stephens, Gratrix, Cammeyer, Rutstein

Action: Testimony taken, hearing continued to 12/20/18

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) **25 Oak Ridge Park:** Appl. #18-057 by Mel Barr, Barr Associates, LLC for property owned by Debra Kowalsky for a Coastal Area Site Plan approval for a new single family dwelling, for property located in a Residence A zone, PID #C07033000.

Seated: Lebowitz, Dobin, Stephens, Walsh, Rutstein, Gratrix, Cammeyer

Action: Approved

Vote: 7 - 0

- b) **176 Post Road West:** Appl. #18-061 by Peter Romano/LANDTECH for property owned by 176 PRW LLC for a Special Permit and Site Plan approval for an addition to existing building for an electric vehicle repair and maintenance facility and site work for property located in a GBD/Res AA/BPD zone, PID #C09001000.

Action: No action taken