

# PLANNING AND ZONING COMMISSION ACTION MINUTES

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November 15, 2018

7:00 PM Auditorium

## I WORK SESSION

*(The following items will be discussed and voted on as time permits.*

*The public may observe the work session, but not participate.)*

### New Business:

- a) **Discussion about draft text amendment to modify zoning regulations to address cupola requirements.**

**Action Needed:** Planning and Zoning Commission to authorize amendment to proceed to public hearing - **text amendment to proceed to public hearing**

- b) **Discussion about draft text amendment from the Beach Rezoning Subcommittee**

**Action Needed:** Planning and Zoning Commission to authorize amendment to proceed to public hearing – **amendment needs to be revised and then go to public hearing**

## II PUBLIC HEARING

1. **41 Crescent Road:** *(The following application is continued from 10/11/18 and will be further continued to 12/13/18. No testimony will be taken at this hearing. Testimony was previously taken)* Appl. #18-055 by Michael J. Bartos Jr. PE/LANDTECH for property owned by Mary Ann Quick and Edward Bella located in a Residence A zone, PID ##E09139000, for a Re-Subdivision approval for a four (4) lot subdivision, new private road (Mygodney Farm Lane), and a request for a waiver to the Intersection standard listed in Sec. 54-7.3 of the Subdivision Regulations.

**Action:** Hearing continued to 12/13/18, no testimony taken at this hearing

2. **Amendment #751:** *(The following application is continued from 10/4/18. Testimony was taken)* 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, Walsh, Stephens, Gratrix, Cammeyer, Rutstein

**Action:** Hearing closed, no decision

3. **122 Wilton Road:** *(The following application is continued from 10/4/18. Testimony was taken)* 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, Walsh, Stephens, Gratrix, Cammeyer, Rutstein**

**Action: Hearing closed, no decision**

4. **Amendment #756:** 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.

**Action: Hearing opened and continued to 11/29/18. No testimony was taken.**

5. **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, Walsh, Stephens, Gratrix, Cammeyer, Rutstein**

**Action: Testimony taken, hearing closed, no decision**

6. **259 Saugatuck Avenue and 1 Charmer's Landing:** *(The following application is continued from 11/1/18 and 11/08/18. 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.

**Action: Hearing continued to 11/29/18. No testimony was taken at this hearing.**

7. **34 Burnham Hill:** 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.

**Action: Hearing opened and continued to 11/29/18. No testimony was 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