

# PLANNING AND ZONING COMMISSION ACTION MINUTES

November 1, 2018

7:00 PM Auditorium

Approval of minutes: 10/04/18, 10/11/18, 10/18/18 – Minutes approved

## I PUBLIC HEARING

1. **259 Saugatuck Avenue and 1 Charmer's Landing:** *(The following application will be opened and continued to 11/8/18. No testimony will be taken at this hearing)* 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 11/8/18. No testimony was taken

2. **12 Great Marsh Road:** *(The following application will be opened and continued to 11/8/18). No testimony will be taken)* Appl. #18-066 by Richard A. Bennett, P.E. for property owned by 12 Great Marsh Westport, LLC for a Coastal Area Site Plan approval for a new single family dwelling, for property located in a Residence AAA zone, PID #B03016000.

**Action:** Hearing continued to 11/8/18. No testimony was taken

3. **Amendment #752:** *(The following application is continued from 10/4/18 and 10/18/18. Testimony was taken 10/4/18)* Appl. #18-044 by Mel Barr, Barr Associates, LLC for an amendment to the zoning regulations to modify standards in the RORD #3, Sec 22-2.2.2, for fitness centers and or exercise facilities. 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:** Paul Lebowitz, Danielle Dobin, Chip Stephens, Catherine Walsh, Al Gratrix, Greg Rutstein, Michael Cammeyer

**Action:** Hearing closed, no decision

4. **14 Allen Raymond Lane:** Appl. #18-053 by Westport/Weston Family YMCA for property owned by YMCA of Connecticut for a Special Permit and Site Plan approval for additions and renovations to the existing main building and Camp Mahackeno improvements for property located in a Residence AAA zone, PID #C13002000.

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

**Action:** Hearing continued to 12/13/18. Testimony was taken

*The following two applications will be reviewed concurrently:*

5. **Amendment #755:** Appl. #18-060 by Eric D. Bernheim, Esq. for a text amendment to the Westport Zoning Regulations to amend §6-6.2 (Non-Conforming Automobile Dealerships), to establish standards for split zoned lots (General Business District and Residential) and to allow for

the conversion of non-conforming gasoline automobile dealerships to Electric Vehicle Automobile Dealerships (EVAD) and service centers to include the following incentives: 1) allow grading within five (5) feet of any property line; 2) allow an increase of 8,000 square feet of additional floor area, for a maximum of 18,000 square feet; 3) increase the Floor Area Ratio to 0.28; 4) increase the allowed building coverage on the lot to 28%; and 5) allow the relocation of drive aisles and parking spaces to the residential portion of the property. 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: Paul Lebowitz, Danielle Dobin, Chip Stephens, Catherine Walsh, Al Gratrix, Greg Rutstein, Michael Cammeyer**

**Action: Hearing continued to 11/8/18. Testimony was taken**

6. **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.

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

**Action: Hearing continued to 11/8/18. Testimony was taken**

## 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.)*

### Old Business:

a) **Amendment #753:** Appl. #18-050 by the Westport Planning and Zoning Commission for an amendment to the zoning regulations to modify §5-2, Change of Use Definition to clarify Site Plan approval is only required when the designation or construction of more than three parking spaces is needed to support a Change of Use; to remove language requiring Site Plan approval to occupy commercial tenant space that has been vacant for more than one-year; and to remove language requiring Site Plan approval to convert vacant lot area to parking area as such change is eligible for a Site Plan Waiver. 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: No action taken**

b) **Interpretation of Sec. 6-2, Non Conforming Buildings and Structures. Request for confirmation of interpretation by Planning and Zoning Staff**

**Action: No action taken**

### 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