

PLANNING AND ZONING COMMISSION ACTION MINUTES

December 20, 2018

7:00 PM Auditorium

Approval of minutes: 11/01/18, 11/08/18, 11/15/18, 11/29/18 - Approved

I PUBLIC MEETING

1. **0 Compo Road North:** §8-24 Request by the First Selectman for a report from the Planning and Zoning Commission regarding the offer by Gerald F. Romano, Jr. to donate to the Town of Westport a parcel of vacant land consisting of .59 acres and located at 0 Compo Road North (northeast corner of Compo Road North and Main Street), Residence A zone, PID #D12055000.

Seated: Paul Lebowitz, Catherine Walsh, Danielle Dobin, Chip Stephens, Jon Olefson

Action: Positive Report

Vote: 5 - 0

II PUBLIC HEARING

1. **Amendment #756:** *(The following application is continued from 11/29/18. Testimony was taken)* Appl. #18-064 by Concettina Belta Caruso, Executor of the Estate of James S. Belta c/o Alan R. Spierer, 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: Paul Lebowitz, Catherine Walsh, Danielle Dobin, Chip Stephens, Jon Olefson

Action: Hearing closed, no decision

2. **63 Turkey Hill Road South:** Appl. #18-075 by Robert Pryor/LANDTECH for property owned by Deane and Mary Ann Martire for a Special Permit and Site Plan approval for excavation and fill, for property located in a Residence AA/A zone, PID #G07042000.

Action: Hearing opened and continued to 1/3/19. No testimony was taken at this hearing.

3. **23 Covlee Drive:** Appl. #18-059 by Peter Romano/LANDTECH for property owned by Michael Greenberg and Associates, LLC for a CAM Site Plan approval for a new single family dwelling, for

property located in a Residence A zone, PID #A02040000.

Seated: Paul Lebowitz, Catherine Walsh, Danielle Dobin, Chip Stephens, Jon Olefson

Action: Approved

Vote: 5 - 0

4. **25 Kings Highway South:** Appl. #18-073 by Birchwood Country Club c/o John. F. Fallon, Esq. for property owned by Birchwood Country Club for a Special Permit and Site Plan approval for a warming hut for the paddle tennis program, for property located in a Residence AAA zone, PID #B07044000.

Seated: Paul Lebowitz, Catherine Walsh, Danielle Dobin, Chip Stephens, Jon Olefson

Action: Granted

Vote: 5 - 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 #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.

Action: No action taken

- b) **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.

Action: No action taken