

# PLANNING AND ZONING COMMISSION ACTION MINUTES

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March 21, 2019

In attendance: Paul Lebowitz, Chip Stephens, Danielle Dobin, Greg Rutstein, and Jon Olefson.

P&Z Staff: Mary Young, ALCP, P&Z Director.

## I WORK SESSION

7:00 PM Auditorium

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

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

1. 7 River Lane, Planning and Zoning Resolution #14-006, request for release of bond
  - a) Site Bond (*pins and monuments*) = \$3,993.00.
  - b) Landscape Bond (*street trees*) = \$7,968.00.

Seated: Paul Lebowitz, Chip Stephens, Danielle Dobin, Greg Rutstein, and Jon Olefson.

Action: Both bonds in their entirety released.

Vote: 5-0

## II PUBLIC HEARING

*At this time interested persons may be heard after being recognized by the chairman.*

*Written communications may be received for all applications until the public hearing is closed. Applications and plans may be seen and examined in the Planning and Zoning Office, Room 203, Town Hall, 110 Myrtle Avenue, Monday through Friday, 8:30 am to 4:30 pm.*

1. 43 Compo Mill Cove: *(The following application was continued from 01/3/19 testimony received, continued from 1/17/19, no testimony received, continued to 2/7/19, no testimony received and continued to 3/7/19, no testimony to be received and was further continued to 3/21/19).* Appl. #18-086 by Peter Romano/LANDTECH for property owned by Douglas Eisenberg and Andrea Friedman for a CAM Site Plan approval to elevate existing house, construct a second story addition and a new two story addition, for property located in a Residence A zone, PID #E04072000.

Seated: Paul Lebowitz, Chip Stephens, Danielle Dobin, Greg Rutstein, and Jon Olefson.

Action: Granted, Vote: 5 – 0, *See attached resolution*

2. Text Amendment #760: *(The following application was continued from 2/28/19, testimony was taken, continued to 3/7/19, testimony received, continued to 3/21/19, testimony was received, and continued to 4/11/19).* Appl. #18-079 submitted by Summit Saugatuck LLC affiliated with Summit Development as represented by Attorney Timothy Hollister of Shipman & Goodwin, LLC for a new zoning district §19C, Saugatuck Village District, or SV District, with associated zoning standards, allowing multi-family dwelling units (rentals), no greater than 2-bedrooms in size, with 30% of the units deed restricted as affordable housing as defined in §8-30g of the Connecticut General Statutes, at a density of 22-units per acre, in buildings up to 62-feet and 5-stories in height (except when located above underground parking), with 100' of frontage on Hiawatha Lane or Hiawatha Lane Extension, where connection to public water and public sewer is available, on properties at least 6 acres, but less than 11 acres in size, inclusive of private rights-of-way, subject to Site Plan approval by the Planning and Zoning

Commission.

This Text Amendment application is proposed in combination with a Map Amendment application to rezone property to the SV District and it is proposed in combination with a Coastal Site Plan application to develop property utilizing the proposed SV District standards; all three applications are considered part of a single Affordable Housing Development proposal submitted pursuant to §8-30g of the Connecticut General Statutes. A copy of the proposed text 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, Chip Stephens, Danielle Dobin, Greg Rutstein, and Jon Olefson.**

**Action: Testimony taken, hearing continued to 4-11-19.**

3. **Map Amendment #761** (*The following application was continued from 2/28/19, testimony was taken, continued to 3/7/19, testimony received, continued to 3/21/19, testimony was received and continued to 4/11/19*). Appl. # 18-080 submitted by Summit Saugatuck LLC affiliated with Summit Development as represented by Attorney Timothy Hollister of Shipman & Goodwin, LLC for property owned by Saugatuck Summit LLC, Anne M. Mantia, Estate of Crystal Christensen, Hannelore Walsh, Frank P Bottone and David H Ogilvy, to rezone property from §14, Residence B to §19C, Saugatuck Village District, or SV District, a proposed zoning district. This Map Amendment application is proposed in combination with a Text Amendment application to create §19C, Saugatuck Village District or SV District, and it is proposed in combination with a Coastal Site Plan application to develop the properties utilizing the SV District standards; all three applications are considered part of a single Affordable Housing Development proposal submitted pursuant to §8-30g of the Connecticut General Statutes. A copy of the proposed map amendment is on file in the Westport Town Clerk's Office and is on file in the Westport Planning and Zoning Office. The property affected by this proposed Map Amendment is described as follows: 8.8 acres, comprised of 28, 36, 38, 39, 41, 42, 43, 44, 45, and 47 Hiawatha Lane and Hiawatha Lane Extension; Parcel A05/Lot 4; Parcel A05, Lot 5; the road bed of Hiawatha Lane Extension on the south side of Lots 38-42-44; and a portion of the road bed of Hiawatha Lane abutting the eastern boundary of Lot 38. A metes and bounds description and a map illustration of these parcels are contained in Summit Saugatuck's November 16, 2018 application, Tabs 12 and 16, on file with the Westport Planning and Zoning Office.

**Seated: Paul Lebowitz, Chip Stephens, Danielle Dobin, Greg Rutstein, and Jon Olefson.**

**Action: Testimony taken, hearing continued to 4-11-19**

4. **28, 36, 38, 39, 41-45, 47, Parcel A0/Lot 4, and Parcel A05/Lot 5 Hiawatha Lane and Hiawatha Lane Extension, the road bed of Hiawatha Lane Extension on the south side of 38-42-44, and a portion of the road bed of Hiawatha Lane abutting the eastern boundary of 38 Hiawatha Lane, including the private road bed of Hiawatha Lane, from its intersection with Davenport Avenue where utility installation is proposed:** (*The following application was continued from 02/28/19, testimony was taken continued to 3/7/19, testimony received, continued to 3/21/19, testimony was received and continued to 4/11/19*). Coastal Site Plan Appl. #18-081 submitted by Summit Saugatuck LLC affiliated with Summit Development as represented by Attorney Timothy Hollister of Shipman & Goodwin, LLC for property owned by Saugatuck Summit LLC, Anne M. Mantia, Estate of Crystal Christensen, Hannelore Walsh, Frank P Bottone and David H Ogilvy, for approval of a 187-unit multi-family rental development in five new buildings with associated site improvements and a mainline connection to the public sewer. This Coastal Site Plan application is proposed in combination with a Text Amendment application to create §19C, Saugatuck Village District or SV District, and it is proposed in combination with a Map Amendment application to rezone the properties to the SV District; all three applications are considered parts of a single Affordable Housing Development proposal submitted pursuant to §8-30g of the Connecticut General Statutes.

**Seated: Paul Lebowitz, Chip Stephens, Danielle Dobin, Greg Rutstein, and Jon Olefson.**  
**Action: Testimony taken, hearing continued to 4-11-19.**

### **III WORK SESSION**

#### **New Business:**

1. **Request for Direction: (*Information was previously circulated for 2-7-19 Meeting*).** Endorsement to formalize draft language into an amendment for review at a future public hearing to address Air BnB, short-term rentals, seasonal rentals, etc.- **No discussion and action taken**
2. **Request for Direction: (*Information was previously circulated for 2-7-19 Meeting*).** Endorsement to formalize draft language into an amendment for review at a future public hearing to clarify Subdivision standard for intersections. - **No discussion and action taken**
3. **8, 10 & 14 Allen Raymond Lane:** Appl. #18-053A by Westport/Weston Family YMCA for property owned by YMCA of Connecticut, for Special Permit and Site Plan approval for additions and renovations to the existing main building and Camp Mahackeno, for property located in a Residence AAA zone, PID# B13024000, #C13014000, #C13002000. - **No discussion and action taken**

#### **Old Business:**

**Meeting concluded at 11:00 PM**