



Town of Westport
Planning and Zoning Commission
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Please send any comments regarding applications listed below to pandz@westportct.gov

PLANNING & ZONING AGENDA

June 13, 2019

I. PUBLIC HEARING

7:00 PM

Room 201/201A

1. ***This application was withdrawn on 6/5/19 Text Amendment #768:*** Appl. #19-003 by 1480 PRE Associates, LLC to create a new section of the Zoning Regulations, §32-12A, “Inclusionary Multi-Family Dwellings with a Housing Opportunity or Workforce Housing Component,” with associated zoning standards to allow multi-family dwellings with 30% of the units deed restricted as affordable housing as defined in §8-30g of the Connecticut General Statutes subject to site plan review, on lots located in the General Business District or lots located in both the General Business District and Residence A District provided such lots are at least 1.5
2. ***This application was withdrawn on 6/5/19 1480 Post Road East:*** Appl. #19-004 by 1480 PRE Associates, LLC. for property owned by Alan Thoele for a Site Plan for Redevelopment of property to create 32 dwelling units pursuant to proposed 32-12A, proposed Text Amendment #768, submitted as part of an Affordable Housing Development pursuant to CGS 8-30g for property located in a Commercial GBD and Residential A zones, PID#H09016000. This Site Plan application is proposed in combination with Text Amendment #768 to develop property at 1480 Post Road East utilizing the proposed §32-12A standards and the two combined applications are considered part of a single Affordable Housing Development proposal submitted pursuant to §8-30g of the Connecticut General Statutes.
3. **46 Compo Mill Cove:** *(The following application was opened 4/4/19, was continued to 5/16/19 and was further continued to 6/13/19, and will be further continued to 6/20/19, no testimony will be received on 6/13/19).* Appl. #19-009 by Peter Romano for property owned by Summer & Spring, LLC for a CAM Site Plan approval for the replacement of an existing shoreline flood and erosion control structure for property located in Residential A zone, PID #E04093000.
Applicant’s presentation time: 20 minutes.
4. **48 Compo Mill Cove:** *(The following application was opened on 4/25/19 without testimony received and continued to 5/16/19, no testimony received and further continued to 6/13/19.)* Appl. #19-012 by 48 Compo Mill Cove LLC for a CAM Site Plan approval for non-structural beach restoration for property located in Residential A zone, PID #E04092000.
Applicant’s presentation time: 10 minutes.

5. **Text Amendment #772:** *(This application was opened 6/6/19 with testimony received and continued to 6/13/19 when no testimony will be received and will be further continued to 7/11/19)* Appl. #19-027 by 1480 PRE Associates, LLC. to modify §32-12 of the Westport Zoning Regulations, Inclusionary Two-Family and Multi Family Dwellings to create a new subsection §32-12.2.3 to: allow a density and bedroom increase on lots located in both the General Business District and Residence A District when an existing non-conforming contractor's yard will be abandoned by a proposed multi-family use; to exclude residentially zoned lot area when measuring gross lot area for purposes of determining allowable density and bedrooms; and to exempt any dwelling units created from the restrictions listed in §4-5, Maximum Allowable Multi-Family Dwellings. The amendment also proposes a new subsection §32-12.7.2.4 to eliminate the requirement for a non-residential use on sites when an existing non-conforming contractor's yard will be abandoned by a proposed multi-family use. The amendment additionally proposes modifications to §32-8, Excavation and Filling of Land, to add language to subsection §32-8.3.2 to allow for grading or slope changes within five feet of a lot line when associated with landscaped berms to provide screening to adjacent properties, and to add language to §32-8.2.3 to allow an exemption from the fill / height ratio of 0.02 for fill associated with landscaped berms to provide screening to adjacent properties. 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.
6. **45 Turkey Hill Road North:** *(This application was opened on 5/16/19, testimony was received and continued to 6/6/19, testimony was received and further continued to 6/13/19)* Appl. #19-016 by Zhifeng Yang for a property owned by Zhifeng Yang and Tan Wen for a Special Permit and Site Plan approval for excavation and fill activities, located in a Residential AA zone, PID#G1000900.
7. **Text Amendment #770:** *(This application was opened 5/16/19 and continued with no testimony received, and further continued to 6/13/19 with no testimony received)* Appl. #19-019 submitted by The Planning and Zoning Commission, to modify §54-7.1 of the Subdivision Regulations to remove ambiguity regarding the intent of language in the intersection standards to prohibit a future third street or right-of-way from being located where two streets already intersect. 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.
8. **139 Kings Highway North & 180 Wilton Rd:** Appl. #19-021 prepared by William Achilles, for property owned by Braidmax LLC, Roger J. Leifer, Trustee, for a Coastal Site Plan and Special Permit for excavation and fill for regrading between two properties to address a State Road storm drain pipe that caused erosion and to fill the resulting chasm, for properties located in the Residential AA zone, PID#C11049000/C11048000.
Applicant's presentation time: 10 minutes.
9. **48 Bayberry Lane:** Appl. #19-024 by Richard Bennett for property owned by 48 Bayberry Lane, LLC, for an excavation and fill application for regrading in order to create a flat lawn area, for property located in the Residential AA zone, PID#G12060000.
Applicant's presentation time: 10 minutes.
10. **Text Amendment #773:** Appl. #19-030 by Barr Associates to modify §27 of the Westport Zoning Regulations, Corporate Park District, to allow Medical Use subject to Special Permit and Site Plan approval. 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.
Applicant's presentation time: 10 minutes.

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.)

New Business:

Old Business:

1. **Text Amendment #760:** 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 Planning and Zoning Office.

2. **Map Amendment #761:** 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.

3. **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:** Coastal Site Plan Application #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.
4. **35 Beachside Ave:** Appl. #19-018 by Greens Farms Academy for property owned by Greens Farms Academy for a CAM Special Permit and Site Plan for excavation and fill in support of conversion of a gravel parking area to a practice running track section and synthetic turf warm up area for property located in a Residence AAA zone, PID#H05001000.
5. **Text Amendment #762:** Appl. #18-082 submitted by P&Z Commission to modify §6.2 to clarify a variance is needed only when proposed change to building or structure increases the degree of non-conformity. 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.