

PLANNING AND ZONING COMMISSION ACTION MINUTES

April 4, 2019

In attendance: Paul Lebowitz, Chip Stephens, Danielle Dobin, Michael Cammeyer, Catherine Walsh, Alfred Gratrix Jr. Greg Rutstein arrived at 8:00pm.

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

Approval of minutes: 2/28/19 and 3/21/19 minutes were approved with modification. 3/7/19 minutes were not approved.

I PRE-APPLICATION

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

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

1. **Presentation by Mel Barr on behalf of his client at 300 Post Road West to discuss amending §27, Corporate Park District, to allow Medical use.- Testimony was taken, favorable support offered but it was a non-binding forum.**

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. **46 Compo Mill Cove:** Appl. #19-009 by Peter Romano for property owned by Summer & Spring, LLC for Coastal Site Plan approval for the replacement of an existing shoreline flood and erosion control structure for property located in Residence A zone, PID# E04093000.

Action: No testimony received, hearing continued to 4/25/19

2. **131 Beachside Ave:** Appl. #19-011 by Robert Marx/ roger Ferris & Partners for property owned by Andrew Bentley for a CAM Site Plan approval for the construction of a new single-family residence for property located in Residence AAA zone, PID# I06006000.

Seated: Paul Lebowitz, Chip Stephens, Danielle Dobin, Michael Cammeyer, Catherine Walsh, and Alfred Gratrix Jr.

Action: Approved, Vote: 6 – 0, See attached resolution

3. **605 Post Road East:** Appl. #19-014 by Regency Centers for property owned by Equity One Westport Village Center LLC for a Site Plan approval for proposed exterior alteration to the building façade and modifications to the parking lot for property located in RBD and Residence A zones, PID# E09068000.

Seated: Paul Lebowitz, Chip Stephens, Danielle Dobin, Michael Cammeyer, Catherine Walsh, Greg Rutstein and Alfred Gratrix Jr.

Action: Testimony received, hearing continued to 4/25/19

4. **1 Angora Road:** Appl. #18-068A by Juan Martin Fidalgo for property owned by Juan Martin Fidalgo for a Special Permit and Site Plan approval for excavation and fill activities, for property located in a Residence AA zone, PID# G11078000.

Seated: Paul Lebowitz, Chip Stephens, Danielle Dobin, Michael Cammeyer, Catherine Walsh, Greg Rutstein and Alfred Gratrix Jr.

Action: Testimony received, hearing continued to 4/25/19

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:

No new business

Old Business:

1. **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 (*must decide by 5/4/19*).

Seated: Paul Lebowitz, Chip Stephens, Danielle Dobin, Michael Cammeyer, Catherine Walsh, and Alfred Gratrix Jr.

Action: Granted,

**Vote: 6 – 1 {Lebowitz, Stephens, Walsh, Cammeyer, Rutsein, Gratrix Jr.} in favor
 {Dobin} opposed**

2. **Request for Direction:** (*Information was previously circulated for 2-7-19 Meeting*). Endorsement sought to formalize draft language into an amendment for review at a future public hearing to clarify Subdivision standard for intersections. - **Unanimous consent to formalize proposal as a text amendment for review at future public hearing.**

Meeting concluded at 11:15 PM