

PLANNING AND ZONING COMMISSION MINUTES

June 20, 2019

Meeting Started: 7:05 P.M.

In attendance: Paul Lebowitz, Chip Stephens, Michael Cammeyer, Greg Rutstein,
Catherine Walsh, Alfred Gratrix Jr, Danielle Dobin

P&Z Staff: Cindy Tyminski, AICP, P&Z Deputy Director.
Peter Gelderman, Town Attorney.

I. WORK SESSION

7:00 PM

Room 201/201A

1. **1300 Post Road East, Planning and Zoning Resolution #15-010, request for release of bond**
a) Landscape Bond = \$26,535.00 – Approved Release of Bond

II. PUBLIC HEARING

1. **25 Prospect Rd:** Appl. #19-022 by Harry Rocheville of McChord Engineering Associates, Inc. for property owned by 25 Prospect Road LLC, for excavating and fill relating to demolition of existing house and subsequent construction of new house, for property located in the Residential AA zone, PID#E07098000.
Action: No testimony taken, hearing continued to 7/11/19.
2. **1 Quentin Road:** Appl. #19-023 by Peter Romano of LandTech for property owned by Jeffrey and Elizabeth Silverman for a CAM Site plan application to construct a single family dwelling, rear upper/lower terrace and associated site improvements, for property located in the Residential A zone, PID#D04118000.
Action: Testimony taken, hearing closed no decision made.
3. **20 Rices Lane:** Appl. #19-026 by Chris Cocco on behalf of Rices Lane, LLC for property owned by Rices Lane LLC., for a Special Permit and Site Plan application for excavation and fill to install retaining walls and regrade rear yard to make it more level for property located in the Residential AA zone, PID#B12073000.
Action: Testimony taken, hearing closed no decision made.
4. **18 Surf Road:** Appl. #19-029 by Andy Soumelidis of LandTech for property owned by Rita and Andre Hawaux for a CAM Site Plan for replacement of existing house, with new house, patio and in ground pool, for a property in the Residential A zone, PID#B02008000.
Action: Testimony taken, hearing closed no decision made.
5. **Text Amendment #771:** Appl. #19-025 by Attorney William Fitzpatrick to modify §24A General Business District/Saugatuck of the Westport Zoning Regulations, to allow 3-stories up to 40' in Height, 20,000 SF of floor area per building, and permit 50% Joint Parking. 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.
Action: Testimony taken, hearing continued to 7/18/19.

6. **715 Post Road East:** Appl. #19-020 by Laurel Fedor for property owned by William W. Taylor for Site Plan and Special Permit applications for excavation and fill and to construct a two-story office building and raised parking with a curb cut on to Roseville Road, for property located in the Commercial GBD zone, PID#E09186000.
Action: Testimony taken, hearing closed no decision made.
7. **46 Compo Mill Cove:** 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.
Denied, Vote: 0 -7-0, See attached resolution.

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.)

1. **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.
Action: Testimony taken, hearing closed no decision made.
2. **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.
Denied, Vote: 0 -7-0, See attached resolution.

3. **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.

Denied, Vote: 0 -7-0, See attached resolution.

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:** 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.

Denied, Vote: 0 -7-0, See attached resolution.