

PLANNING AND ZONING COMMISSION MINUTES

July 25, 2019

Meeting Started: 7:00 P.M.

In attendance: Paul Lebowitz, Danielle Dobin, Chip Stephens, Alfred Gratrix Jr, Catherine Walsh, Gregory Rutstein, Neil Cohn.

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

I. PUBLIC HEARING

7:00 PM

Room 201/201A

- 1. 135 Harbor Road:** Appl. #19-031 submitted by Joseph DeJesus for a property owned by RVR Realty LLC, for a Coastal Area Management (CAM) Site Plan application for a new single family dwelling and associated improvements, for property located in the Residential A zone, PID#C02001000.
Action: *Withdrawn 7-17-19*
- 2. Text Amendment #772:** 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.
Approved as modified, Vote: 7 -0-0, Effective Date 8/6/19, See attached resolution
- 3. 1480 Post Road East:** Appl. #19-028 submitted by 1480 PRE Associates, LLC for a property owned by Alan Thoele for a Special Permit and Site Plan approval to create 32 dwelling units, and surface parking pursuant to proposed Text Amendment #772, and proposed modifications to §32-12, Inclusionary Two-Family and Multi Family Dwellings, and §32-8, Excavation and Filling of Land, located in the General Business District and Residence A District, PID#H09016000.
Action: Granted, Vote: 7-0-0 Effective Date 8/6/19, See attached resolution
- 4. 7 Side Hill Road:** Appl. #19-039 submitted by Andy Soumelidis for property owned by Luis Urrea and Jennifer Lindstrom for a Excavation and Fill application to construct decks, terraced gardens, and a pool, for property located in the Residential AA zone, PID#B11018000.
Approved, Vote: 7 -0-0, 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. **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.

Denied without prejudice, Vote: 6 -0-0, See attached resolution.