



Town of Westport

Planning and Zoning Commission

Town Hall, 110 Myrtle Avenue

Westport, CT 06880

Tel: 203-341-1030 Fax: 203-454-6145

www.westportct.gov

Please send any comments regarding applications listed below to pandz@westportct.gov

PLANNING & ZONING AGENDA

December 5, 2019

7:00 PM Auditorium

I WORK SESSION

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

1. Approval of Minutes: 11/07/19 and 11/14/19

2. ANNUAL MEETING:

A. Election of officers

1. Chair
2. Vice-Chair
3. Secretary

B. Planning and Zoning Meeting Schedules *(To be continued to a subsequent meeting)*

1. Public Hearings
2. Work Sessions
3. Field Trips

C. Appointment of alternates *(To be continued to a subsequent meeting)*

1. Two Democratic
2. One Republican

D. Committee Assignments *(To be continued to a subsequent meeting)*

1. Affordable Housing
2. Governance
3. Process Efficiency
4. POCD High Level Review
5. Landscape
6. Enforcement
7. Zoning Regulations Review
8. NEW *(only if suggested by a Commissioner)*

E. Goals/Objectives *(To be continued to a subsequent meeting)*

F. Other business

II PUBLIC HEARING

1. **50 Compo Mill Cove:** *(This application was opened and continued from 11/14/19 hearing, no testimony was received and it will be further continued to 12/19/19. No testimony will be received on 12/5/19. Appl. #19-047 submitted by Tom Ryder, LandTech for property owned by Pasquel Malpeso Jr. for a Coastal Site Plan application to retain stone planter box and associated wall located in the Residence A zone, PID#E04091000 *(Must decide by 1/3/20 without an extension)*. **Applicant's presentation time: 15 minutes.***

2. **319 and 321 Bayberry Lane:** *(This application was opened and continued from 11/14/19 hearing, testimony was received and will be further continued to 12/19/19.)* Appl. #19-052 submitted by Jim Kousidis, Kousidis Engineering LLC for property owned by Pawel and Kristyna Gudas/Stephen and Adrienne Rubin for a Site Plan and Special Permit for excavation and fill activities to authorize excavation and filling of the side yard and construction of boulder retaining walls for properties located in the Residence AAA zone, PID#E18005000/E18006000 *(Must close by 02/22/20 with full extension).*

Seated at 11/14/19 meeting: Danielle Dobin, Chip Stephens, Michael Cammeyer, Greg Rutstein, Cathy Walsh, Jon Olefson

3. **10 Little Fox Lane:** *(This application was opened and continued from 11/14/19 hearing, no testimony was received)* Appl. #19-050 submitted by Jim Kousidis, Kousidis Engineering LLC for property owned by Michael Ippolito for a Site Plan and Special Permit for excavation and fill activities to construct a horse riding rink and associated regrading for property located in the Residence AAA zone, PID#C15001000 *(Must close by 2/22/20 with extension provided).*
Applicant's presentation time: 15 minutes.
4. **22 Ellery Lane:** Appl. #19-053 submitted by Tanner White for property owned by Jon Heller for a Special Permit/ Site Plan for excavation and fill activities to regrade rear yard for level area and construct retaining walls property located in the Residence AA zone, PID#E08093000 *(Must open by 1/11/20).*
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:

1. **1135 Post Road East, Planning and Zoning Resolution #14-053, request for release of remainder of Landscape Bond (\$36,918,24)**

No Old Business: