



**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**

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## **Planning and Zoning Commission Minutes**

**November 7, 2019**

**Meeting Started: 7:00 P.M.**

**In attendance: Paul Lebowitz, Chip Stephens, Danielle Dobin, Michael  
Cammeyer, Gregory Rutstein, Neil Cohn.**

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

### **I. WORK SESSION**

**7:00 PM Auditorium**

1. **Approval of Minutes: 10/03/19 and 10/17/19- Unanimously approved.**

### **II. PUBLIC HEARING**

1. **69-93 Main Street: Discussion and Possible Action on** Appl. #19-044 submitted by Frederick William Hoag Architect for property owned by ESRT 69-97 Main ST LLC for a Coastal Site Plan application for flood proofing and reconstruction of an existing non-conforming one (1) story commercial building, located in the Business Center District/Village District Overlay (VDO) zone/Westport Center PID#C10076000.  
**Action: Discussed, Staff authorized to issue Zoning Permit with conditions.**
2. **280 Compo Road South:** Appl. #19-043 submitted by Richard A. Bennett, P.E. for property owned by Simple Plan One LLC for a Coastal Site Plan application to construct a new FEMA complaint single-family residence with driveway, patios, and drainage system for property located in the Residence A zone, PID#D04114000.  
**Action: APPROVED, Vote: 6-0-0, See attached resolution.**
3. **135 Harbor Road:** Appl. #19-046 submitted by Joseph DeJesus for property owned by Rose Valley Real Estate LLC for a Coastal Site Plan application to construct a new residence, swimming pool, dock, and associated improvements located in the Residential A zone, PID#C02001000.  
**Action: APPROVED, Vote: 6-0-0, See attached resolution.**
4. **107 Old Road:** Appl. #19-035 submitted by Robert Pryor/ LANDTECH for property owned by the Estate of Catherine D. Fleming for a Re-Subdivision approval to subdivide a parcel into two (2) lots and one (1) open space parcel with an access way exceeding 350 feet, located in the Residence AA zone, PID#H10071000.  
**Action: APPROVED, Vote: 6-0-0, See attached resolution.**
5. **18 Weston Road:** Appl. #19-051 submitted by Jim Kousidis, Kousidis Engineering LLC for property owned by 18 Weston Rd LLC for a Special Permit/Excavation and Fill application to authorize excavation and filling of the rear yard for property located in the Residence AA zone, PID#C1308000.  
**Action: GRANTED, Vote: 6-0-0, 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.)*

#### **New Business**

1. **7 Westfair Drive: Request modification to Resolution #08-084**, request for approval to convert an affordable accessory apartment to an age-restricted accessory apartment.  
**Action: Discussed and continued to 11/14/19 meeting to receive additional information.**
2. **Subcommittee Update:** Discussion of Draft Text Amendment from the Zoning Regulation Revision Subcommittee re: Adding Definitions for Berm and Sand Dunes and providing exemptions for Living Shorelines and beach nourishment and replenishment projects.  
**Action: Unanimous recommendation to formalize proposal into a Text Amendment for review at a future Public Hearing.**

#### **No Old Business**