



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

Planning and Zoning Commission Minutes

November 14, 2019

Meeting Started: 7:00 P.M.

In attendance: Danielle Dobin, Chip Stephens, Catherine Walsh, Michael Cammeyer, Gregory Rutstein, Jon Olefson.
Michael Cammeyer recused himself from 793 Post Road East.
P&Z Staff: Mary Young, P&Z Director.

I WORK SESSION

7:00 PM Auditorium

(The following items will be discussed and voted on as time permits. The public may observe the work session, but not participate.)

1. **793 Post Road East, Planning and Zoning Resolution #17-037A, request for release of bond**
a) **Sediment and Erosion Bond = \$44,629.00**
Action: Bond unanimously recommended for release, 5-0.

II PUBLIC HEARING

1. **50 Compo Mill Cove:** 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)*.
Action: No testimony received, continued to 12/5/19.
2. **44 Compo Mill Cove:** Appl. #19-048 submitted by Compo Cove LLC c/o Robin Tauck for property owned by Compo Cove LLC for a Coastal Site Plan approval to raise an existing pre-1995 seawall 36" above its existing elevation and beach restoration located in the Residence A zone, PID#E04094000 *(Must decide by 1/20/20)*.
Action: Hearing opened, testimony received, and continued to 12/19/19.
3. **10 Little Fox Lane:** 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 12/12/19)*.
Action: Hearing opened, no testimony received, continued to 12/5/19.
4. **319 and 321 Bayberry Lane:** 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 decide by 12/12/19)*.
Action: Hearing opened, testimony received, and continued to 12/5/19.

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:

- 1. Subcommittee Update:** Discussion and potential vote on P&Z Bylaw changes recommended by the P&Z's Governance Subcommittee.
Action: Sense of the meeting to have phone available for Catherine Walsh to participate remotely at Annual meeting.

Added Item to Agenda (no vote taken to agree to add):

- 1. Discussion by Catherine Walsh that Deputy DPW Director John Broadbin is in charge of overseeing CMS renovations per her discussion with the First Selectman.**

Old 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: Request approved 5-0-1 {Stephens}

Meeting ended: 8:30 PM.