



Town of Westport

Planning and Zoning Commission

Town Hall, 110 Myrtle Avenue

Westport, CT 06880

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www.westportct.gov

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

PLANNING & ZONING AGENDA

February 06, 2020

7:00 PM Auditorium

I WORK SESSION

- Approval of Minutes: 1/9/20, and 1/23/20

II PRE APPLICATION MEETING

1. Submitted by Ryan McClay of Forstone Capital to discuss potential text amendment to allow retail use above the 1st floor in the Business Center District (BCD), when certain conditions are met.

Time Allotted for a Pre-Application: 20 minutes

III PUBLIC MEETING

1. **Kings Highway North Bridge** §8-24 Request by the Department of Public Works on behalf of the First Selectman for a report from the Planning and Zoning Commission regarding replacement of the King's Highway North Bridge over Lee's Canal Raceway (Willow Brook) located in a Residence A zone, to improve the structural integrity and allowing for improved access by emergency vehicles and heavy equipment (*Must decide by 2/26/20*).

Applicant's presentation time: 30 minutes.

IV PUBLIC HEARING

1. **Kings Highway North Bridge:** Appl. #19-066 by the Town of Westport, Department of Public Works, for property owned by the Town of Westport for a Coastal Area Management (CAM) Site Plan approval to replace the King's Highway North Bridge over Lee's Canal Raceway (Willow Brook) located in a Residence A zone, to improve the structural integrity allowing for improved access by emergency vehicles and heavy equipment (*Must decide by 3/28/20*).

2. **50 Compo Mill Cove:** *(This application was continued from the 1/23/20 hearing and will be further continued to 3/5/20 hearing with no testimony taken on 2/6/20)* Appl. #19-063 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 3/14/20)*.
Seated at 1/23/20 meeting: Mr. Stephens, Mr. Rutstein, Ms. Walsh, Mr. Lebowitz, Mr. Olefson, and Ms. Laskin.

3. **319 and 321 Bayberry Lane:** *(This application was withdrawn on 1/30/20)*. 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.

4. **10 Little Fox Lane:** *(This application was continued from 1/9/20 hearing)* 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 max extension)*.
Applicant's presentation time: 15 minutes.

V 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:

- **Update from the Affordable Housing Subcommittee Chair.**
- **Items for discussion emanating from the P&Z Process Efficiency Subcommittee.**
 - Discussion of draft text amendment to modify review process of residential Coastal Site Plans, excluding Shoreline Flood and Erosion Control Structures.
 - Discussion of draft changes to CGS 8-24, Municipal Improvement P&Z Policy Memo last revised in 2005.

No Old Business: