

PLANNING AND ZONING COMMISSION ACTION MINUTES

October 6, 2011

I WORK SESSION

7:00 P.M.
Room 201/201A

- a) **3 Bradley Lane**, Planning and Zoning Resolution #07-062, request for modification – **Request granted**
- b) **3, Bradley Lane, 19 Indian Hill Road, & 86 Saugatuck Avenue**, Planning and Zoning Resolution #07-062 & 07-051, request for bond release - **Released**
- c) **25 Maple Avenue North**, request for 90 day extension of time for filing subdivision map – **Extension of time granted**

II PUBLIC HEARING

Approval of minutes: 9/8/11, 9/15/11, 9/22/11 - Approved

(At this time interested persons may be heard after being recognized by the chairman. Written communications may be received for all applications until the public hearing is closed. Applications and plans may be seen and examined in the Planning and Zoning Office, Room 203, Town Hall, 110 Myrtle Avenue, Monday, Wednesday and Friday, 8:30 am to 3:00 pm Tuesday and Thursday 8:30 am to 4:30 pm.)

**The Commission will not start a public hearing on any applications after 10:00 p.m.
The Commission will adjourn no later than 11:00 p.m.**

1. **99 Myrtle Avenue A/K/A Emily McLaury House:** *(The following application will be opened and continued to 10/13/11. No testimony will be taken at this hearing)* 8-24 Request by the First Selectman for a report from the Planning and Zoning Commission regarding a lease of town owned property known as 99 Myrtle Avenue, a/k/a Emily McLaury House, PID # C10137000, Res A zone.

Action: Opened and continued to 10/13/11. No testimony taken

2. **170 Riverside Avenue:** *(The following application is continued from 9/22/11. Testimony was taken)* Appl. # 11-045 by Stuart McCarthy, Director Parks and Recreation for property owned by the Town of Westport, for a Site Plan approval to allow temporary lighting at the Doubleday Athletic Field complex, in a Res A zone, PID #C08032000.

Seated: Ron Corwin, Nora Jinishian, David Press, Catherine Walsh
Action: Approved
Vote: 4 – 0

3. **1317 Post Road East:** Appl. #11-046 by Country Realty Co. and New Country Motor Cars of Westport, LLC for property owned by Country Realty Co. and New Country Motor Cars of Westport, LLC for a Site Plan approval for removal of existing parking space designation and modify underground parking in a GBD zone, PID #G09105000.

Seated: Ron Corwin, David Press, Catherine Walsh, Mike Naylor, Michael Krawiec, Al Gratrix, Nora Jinishian

Action: Approved

Vote: 6 – 0 – 1 {Corwin, Press, Walsh, Krawiec,
Gratrix, Jinishian} in favor
{Naylor} abstained

4. **117 Harbor Road:** Appl. #11-040 by Barr Associates, LLC for property owned by William Cohen for a CAM Site Plan approval for house renovations for existing single family residence in a Res A zone, PID #B02144000.

Seated: Ron Corwin, David Press, Catherine Walsh, Mike Naylor, Michael Krawiec, Al Gratrix, Nora Jinishian

Action: Approved

Vote: 7 - 0

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. Old Business

- a) **Amendment #638:** Appl. #11-039 by William J. Fitzpatrick, III for an amendment to the Westport Zoning Regulations to modify §30, Historic Design District (HDD); §30-1 (Purpose), to add office use, primarily above the first floor; §30-2.2 (e), (Special Permit Uses), to delete the words “on the ground floor; and on the upper floors not to exceed 10% of the sum of the gross floor area of all buildings existing on the effective date of the HDD”; 30-2.2 (h), (Special Permit Uses), to delete the words “and not to exceed 10% of the sum of gross floor area of all buildings existing on the effective date of the HDD.” And to add “with the exception of the ground floor of the largest building existing on the date of the HDD, and up to 500 square feet of ground floor area abutting said building”; §30-5.1, (Maximum Height), to modify building height to allow an increase in height up to three feet to a building on a lot bordered by the HDD on more than four sides and abutting the largest lot in the HDD; §30-6.1 (Building

Coverage), to modify to allow building coverage of 100% on a lot bordered by the HDD on more than four sides and abutting the largest lot in the HDD; §30-8.1, (Existing FAR), to modify that no FAR limitations shall apply to a lot bordered by the HDD on more than four sides and abutting the largest lot in the HDD, or to the conversion to floor area of an existing area constituting coverage; §30-8.4, (Total FAR), to modify that no FAR limitations shall apply to a lot bordered by the HDD on more than four sides and abutting the largest lot in the HDD, or to the conversion to floor area of an existing area constituting coverage.

Seated: Corwin, Lowenstein, Press, Lathrop, Krawiec, Walsh, Jinishian

Action: No action taken

- b) **561 Post Road East:** Appl. #11-041 by Terrain, c/o Ken Nemeth for property owned by CJ Curran LLC and WHK, Inc. for a Site Plan approval for a mixed use project including a restaurant and retail sales establishment in a renovated building and associated site work, in a RBD zone, PID #E09067000.

Seated: Corwin, Lowenstein, Press, Lathrop, Krawiec, Walsh, Jinishian

Action: No action taken

2. Other Items

- a) **Discussion of proposed sign regulations – No action**

3. New Business