



**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](http://www.westportct.gov)

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## **Planning and Zoning Commission Minutes**

**December 19, 2019**

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

**In attendance: Danielle Dobin, Chip Stephens (*left before the Work Session*), Catherine Walsh, Neil Cohn, Nicole Laskin.**

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

### **I PUBLIC HEARING**

- 1. Text Amendment #775:** Appl. #19-056 submitted by the P&Z Commission for changes to Section 5-2 to add new definitions for: Berm and Sand Dune. New language added to Section 31-10.6.9 to exempt Living Shorelines as defined by DEEP from CAM Site Plan Review, and to modify Section 32-8. Excavation and Filling of Land, to propose exemptions for slope and restoration standards when projects involve beach nourishment or replenishment.  
**Action: No testimony received, a new legal notice will be published.**
- 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.  
**Action: No testimony received, continued to 1/09/20 hearing.**  
Seated at 11/14/19 meeting: Danielle Dobin, Chip Stephens, Michael Cammeyer, Greg Rutstein, Cathy Walsh, Jon Olefson
- 3. 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.  
**Action: No testimony received, continued to 1/23/20 hearing.**  
Seated at 11/14/19 meeting: Danielle Dobin, Chip Stephens, Michael Cammeyer, Greg Rutstein, Cathy Walsh, Jon Olefson
- 4. 323 Main Street:** Appl. #19-055 submitted by William Achilles for property owned by Westport North Associates for a Site Plan application for renovations to existing building and request for new Outdoor Eating Area to serve new restaurant, for property located in the General Business District, PID#C11199000.  
**Action: APPROVED, Vote: 4-0-0, See attached resolution.**
- 5. 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.  
**Action: This application was withdrawn 12-19-19.**

### **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.)*

**No New Business:**

**No Old Business:**

*Respectfully submitted by S. McNally, December 20, 2019*