



Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
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www.westportct.gov

Planning and Zoning Commission Minutes

January 23, 2020

Meeting Started: 7:00 P.M.

In attendance: Chip Stephens, Gregory Rutstein Catherine Walsh, Paul Lebowitz, Jon Olefson, and Nicole Laskin.

P&Z Staff: Mary Young, AICP, P&Z Director.
Michelle Perillie, AICP, P&Z Planner.

I PUBLIC HEARING

- 7 Country Road:** Appl. #19-059 submitted by Christopher Austin, for property owned by Christopher J. Austin and Tracy Mungeam for a Special Permit and Site Plan application to authorize excavation and fill activities for property located in the Residence A zone, PID#D12174000.
Action: Item withdrawn 1/14/20
- 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 close by 02/22/20*).
Seated at 11/14/19 meeting: Ms. Dobin, Mr. Stephens, Mr. Cammeyer, Mr. Rutstein, Ms. Walsh, Mr. Olefson
Action: Item continued to 2/6/20, no testimony received
- 1460 Post Road:** Appl. #19-062 submitted by Urstsadt Biddle Properties Inc. for property owned by Urstsadt Biddle Properties Inc. for a Site Plan application for modifications to the site that include replacing planted areas with a new patios, and ADA improvements located in the General Business District, PID#H09019000.
Action: Item continued to 3/5/20, no testimony received
- 50 Compo Mill Cove:** 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.
Seated at 1/23/20 meeting: Mr. Stephens, Mr. Rutstein, Ms. Walsh, Mr. Lebowitz, Mr. Olefson, and Ms. Laskin.
Action: Item was opened and testimony received, continued to 2/6/20.

5. **22 Ellery Lane:** Appl. #19-053 submitted by Tanner White for property owned by Jon Heller for a Special Permit/ Site Plan for excavation and fill activities to regrade rear yard for level area and construct retaining walls property located in the Residence AA zone, PID#E08093000
Seated at 1/9/20 meeting: Ms. Dobin, Mr. Stephens, Mr. Rutstein, Mr. Lebowitz, Ms. Walsh, Mr. Cammeyer, and Mr. Olefson.
Action: Testimony received and hearing closed. Approved, 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:

- **201 Main Street-** Request to modify P&Z approval for retail and multi-family development granted per Resolution #17-033, approved by ZBA on 1/7/20 per Case #7762.
Action: Request denied. Applicant is directed to submit a new application for scheduling at a future public hearing.
AYES -4- {Stephens, Olefson, Walsh, Laskin}
NAYS -1- {Rutstein}
ABSTENTIONS -1- (Lebowitz)

No Old Business:

Meeting Concluded: 9:45 P.M.

Respectfully submitted by S. McNally, January 24, 2020