

# PLANNING AND ZONING COMMISSION ACTION MINUTES

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November 10, 2011

## I PUBLIC HEARING

7:00 P.M.  
Room 201/201

Approval of minutes: 10/6/11, 10/13/11, 10/20/11 - APPROVED

1. **99 Myrtle Avenue A/K/A Emily McLaury House:** 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.

**Seated: Ron Corwin, Eleanor Lowenstein, David Press, Michael Krawiec, Catherine Walsh, Nora Jinishian**

**Action: Positive Report**

**Vote: 6 - 0**

2. **Amendment 594, Appl. #09-039:** Discussion and potential approval of Stipulation for Judgment in case entitled Ann C. Gill, Edward B. Gill et al, v. Planning and Zoning Commission, Docket No. FST-CV-09-5012498 S for lighted athletic fields on Town owned property, based on Planning and Zoning Resolution #09-039.

**Seated: Ron Corwin, Eleanor Lowenstein, David Press, Howard Lathrop, Michael Krawiec, Catherine Walsh, Nora Jinishian**

**Action: Adopted**

**Vote: 7 - 0**

3. **7 Burritts Landing North:** Appl. #11-051 by Kevin Poole for property owned by Ken Ziebelman and Lori Koffman for a CAM Site Plan approval for construction of a new single family dwelling, in a Res AA zone, PID #B05127000.

**Seated: Ron Corwin, Eleanor Lowenstein, David Press, Howard Lathrop, Michael Krawiec, Catherine Walsh, Nora Jinishian**

**Action: Approved**

**Vote: 7 - 0**

4. **919 Post Road East:** #11-054 by Paul Holub for property owned by SNC Property, LLC for a Site Plan approval for construction of a new commercial building in a GBD zone, PID #F09073000.

**Seated: Ron Corwin, Eleanor Lowenstein, David Press, Howard Lathrop, Catherine Walsh, Michael Krawiec, Nora Jinishian**

**Action: Testimony taken, hearing closed, no decision**

5. **Amendment #643:** Appl. #11-058 by the Planning and Zoning Commission for an amendment to the zoning regulations to modify Section 33, (Signs); Section 33-3.14, to add the words “shall be prohibited except as provided for in Section 33-5”; Section 33-4, renamed to be called “Permanent Signs Permitted in All Districts”; to relocate existing text from Section 33-4.2 to Section 33-5.1, (Temporary Signs) in all districts; to relocate existing text from Section 33-4.1.5 and Section 33-4.1.6 to Section 33-5.1, (Temporary Signs) in all districts; to relocate existing text from Section 33-8 to Section 33-5.2, (Temporary Signs) in non-residence districts; to add a new Section 33-5.3, for Free Standing Portable Signs; Section 33-5, Section 33-6, Section 33-7, renumbered to Section 33-6, Section 33-7, Section 33-8 respectively; to add Section 33-10, a new section for Coastal/Shoreline Public Access Signs.

**Seated: Ron Corwin, Eleanor Lowenstein, David Press, Howard Lathrop, Catherine Walsh, Michael Krawiec, Nora Jinishian**

**Action: Testimony taken, hearing closed, no decision**

## II 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 #639:** Appl. #11-043 by Barr Associates, LLC for property owned by Bedford Square Associates, LLC c/o David Adam Realty for a map amendment to the Westport Zoning Map, to rezone the property at 35 Church Lane, PID #C10144000 from a Restricted Office Retail District #2, (RORD #2) to a Business Center District (BCD).

**Seated: Ron Corwin, Eleanor Lowenstein, David Press, Howard Lathrop, Michael Krawiec, Catherine Walsh, Nora Jinishian**

**Action: Denied**

**Vote: 5 - 2**

- b) **157 Riverside Avenue:** Appl. #11-049 by Barr Associates, LLC for property owned by Robert Gerber for a CAM Site Plan approval for a new house in a Res A zone, PID # C08048000.

**Seated: Ron Corwin, Eleanor Lowenstein, David Press, Howard**

**Lathrop, Michael Krawiec, Catherine Walsh, Nora  
Jinishian**

**Action: Approved**

**Vote: 7 - 0**

**2. Other Items**

- a) **140 Cross Highway**, Planning and Zoning Resolution #06-007, request for modification – **modification granted**
- b) **42 Compo Road North**, request for comments for the designation of property located at 42 Compo road North to be designated as a Local Historic Property – **6 – 1 in favor, David Press opposed**
- c) Modification to Planning and Zoning Department Enforcement Policy – **modification approved**
- d) **575 Riverside Avenue**, Planning and Zoning Resolution #06-040, request for bond release, **Bond reduced**

**3. New Business**