

PLANNING AND ZONING COMMISSION ACTION MINUTES

January 19, 2012

I WORK SESSION

**6:45 P.M.
AUDITORIUM**

*Interview with Democratic Alternate – Discussion with
Carolanne Curry*

*Executive Session with Town Attorney, Ira Boom
to discuss pending litigation for 10 Bluff Point,
Planning and Zoning Resolution #09-092 - Discussed*

**7:00 P.M.
Room 203**

Executive Session to discuss Democratic Alternate - Discussed

II PUBLIC HEARING

**AUDITORIUM
7:30 P.M.**

a) **Vote on Democratic Alternate – Ron Corwin made a motion to elect
Carolanne Curry and Nora Jinishian seconded the motion. All in favor**

1. **15 Turkey Hill Road South:** Appl. #11-056 by Barr Associates, LLC for
property owned by Turkey Hill Court LLC, for a re-subdivision to create two
new building lots in a Res A zone, PID #G09135000.

Seated: Walsh, Stephens, Whittle, Wetmore, Corwin, Lathrop, Jinishian

Action: Testimony taken, hearing closed, no decision

2. **Amendment #642:** Appl. #11-053 by Barr Associates, LLC for an
amendment to the Westport Zoning Regulations to modify Section 5,
(Definitions, Story, Half), to add the words “only fifty percent (50%) of the
floor space in the one-half story area shall be counted as floor area”, to delete
the words “floor area and”; (Floor Area) to add the word, “cellars”, to delete,
the words “and half stories”. To delete the word “Attics”, to add the words
“and 50% of half-story areas. Remaining half-story areas, attics”; To modify
Section 32-12,(Inclusionary Two-Family and Multi-Family Dwellings), to
delete the words “at least twenty percent (20%) of the floor area of all
residential units shall be deed restricted as affordable and” to add the word
“residential”; Section 32-12.4.1, (Height), to delete the words “thirty-five (35)”
to add the word “forty (40); Section 32-12.5, (Coverage), to add the words “an
additional”; Section 32-12.7.2, (Floor Area Ratio) (FAR), to add “and BCD/H,
to add “s” to zone; Section 32-12.7.2.2, to delete 40% and to add 30%, to add
the words “exclusive of the affordable housing units, in the GBD, RBD, BCD,

BCD/H & DDD #2 zones. The RPOD, RORD & BPD zones, with their smaller building standards, shall have no minimum non-residential (commercial) requirement.”; Section 32-12.11, (Parking), to delete the word “considered” to add the word “allowed”; Section 32-12.15, (Affordability Requirement and Plan), Section 32-12.15.1, to delete the words “at least twenty percent (20%) of the floor area of all residential units shall be deed restricted as affordable”, to add the word “residential”; To delete Section 32-12.16, (Traffic Analysis), “A Traffic Analysis in accordance with §44-2.5 shall be required”; to modify Section 39A, (Inclusionary Housing Overlay District (IHZ); Section 39A-1, (Purpose) to delete the words “at least twenty percent (20%) of the floor area of all residential units shall be deed restricted as affordable and” to add the word “residential”; Section 39A-7.2, (Height), to delete the words “and thirty-five (35) and to add the word “forty (40)”; Section 39A-8, (Coverage), to add the words “an additional”; Section 39A-10.3.2, (Floor Area Ratio FAR), to delete 40% and to add 30%, to add the words “exclusive of the affordable housing units, in the GBD, RBD, BCD, BCD/H and DDD #2 zones. The RPOD, RORD and BPD zones, with their smaller building standards, shall have no minimum non-residential (commercial) requirement; Section 39A-14, (Parking), to delete the word “considered” and to add the word “allowed”; Section 39A-18, (Affordability Requirement and Plan), to delete the words “at least twenty percent (20%) of the floor area of all residential units shall be deed restricted as affordable and to delete Section 39A-19(Traffic Analysis) to delete the words “A Traffic Analysis in accordance with §44-2.5 shall be required”.

Seated: Walsh, Stephens, Whittle, Gratrix, Corwin, Lathrop, Jinishian

Action: Hearing continued to 2/2/12. Testimony was taken

- 3. Amendment #644:** Appl. #11-066 by the Planning and Zoning Commission for an amendment to the zoning regulations to modify previously approved Amendment #643, which becomes effective 2/17/12. Section 5, (Definitions), and Section 5-2 (Definitions), to modify the definition of “signs, free standing” to add “for temporary free standing portable signs” see §33-5.3; to modify the definition of “structure” to state that temporary signs are not considered structures; Section 33, (Signs), Section 35-5.1, (Temporary Signs), to add the words “without a zoning permit”, Section 33-5.2, to add the words “without a zoning permit”, Section 33-5.3, to modify wording for clarity and to delete the words “that are located within Saugatuck Center and Westport Center as depicted in the 2007 Town Plan of Conservation & Development”, Section 33-5.3(f), modified to clarify wording. The words “signs may not be located in parking spaces” is relocated to Section 33-5.3(g), Section 33-5.3 (g), to add the words “signs may not be located in parking spaces”, Section 33-5.3(h), wording to be modified for clarity, Section 33-5.3(i), wording to be modified for clarity, Section 33-10, words modified to clarify that Coastal/Shoreline Public Access Signs are directional signs and do not require

zoning permits.

Seated: Walsh, Stephens, Whittle, Wetmore, Corwin, Lathrop, Jinishian

Action: Hearing continued to 2/9/12. Testimony was taken

III PUBLIC MEETING

The following item is continued from 1/12/12

a) **Discussion about conversion to Council of Governments (COG)**

Action: Discussed, closed, no action

IIII 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**
2. **Other Items**
 - b) **Discussion about conversion to Council of Governments (COG)**
 - c) **4, 5, 11 & 14 Sunny Lane**, Planning and Zoning Resolution #08-057, request for extension of time to obtain zoning permit –
A one year extension of time approved 7 – 0
3. **New Business**

Annual Meeting Continued

1. Administrative Review Committee appointment
2. Appointment of Planning and Zoning Alternates
3. Appointment of SWRPA Representative
4. Update on Planning and Zoning Issues
5. Planning and Zoning Goals and Objectives
Howard Lathrop to continue to work on Downtown Issues
6. Other