

PLANNING AND ZONING COMMISSION ACTION MINUTES

February 2, 2012

I WORK SESSION

6:30 P.M.
Room 309

Interview with potential SWRPA Reps – postponed to 3/8/12

Executive Session to discuss SWRPA Reps – No action

6:45 P.M.
Room 203

II PUBLIC HEARING

AUDITORIUM
7:00 P.M.

a) **Vote on SWRPA Rep – No action**

b) **Approval of minutes: 12/15/11, 1/12/12, 1/19/12 – No action**

1. **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, Whittle, Stephens, Corwin, Jinishian, Lathrop

Action: Testimony taken, hearing closed, no decision

2. **5 Hedley Farms Road:** Appl. #11-062 by Michael J. Horvath for property owned by Robert Zapfel for a Special Permit for Excavation and Fill in a Res AAA zone, PID #I06009000.

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

Action: Granted

Vote: 7 - 0

3. **5 Hedley Farms Road:** Appl. #11-063 Michael J. Horvath for property owned by Robert Zapfel for a CAM Site Plan approval for a new single family dwelling and pool in a res AAA zone, PID # I06009000.

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

Action: Approved

Vote: 7 - 0

4. **40 Harbor Road:** Appl. #11-067 by Mattera Construction Co. for property owned by the Estate of Peggy G. Haslett for a CAM Site Plan approval for a new single family dwelling in a Res A zone, PID #B02119000.

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

Action: Approved

Vote: 7 - 0

5. **1530 Post Road East:** Appl. #11-068 by Westport Auto Repair LLC, for property owned by Peter Everson for a Special Permit & Site Plan approval for a transformation to convert one (1) auto repair service bay to tow truck service, in a GBD zone, PID #H09185000.

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

Action: Granted
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) **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.
Action: No decision
2. **Other Items**
 - a) **Discussion about conversion to Council of Governments (COG)**
No decision
3. **New Business**

Annual Meeting Continued – No Action

1. Administrative Review Committee appointment
2. Appointment of SWRPA Representative
3. Update on Planning and Zoning Issues
4. Planning and Zoning Goals and Objectives
5. Other