



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

March 05, 2020

Meeting Started: 7:05 P.M.

In attendance: Danielle Dobin, Chip Stephens, Gregory Rutstein, Michael Cammeyer, Catherine Walsh, Paul Lebowitz, and Al Gratrix Jr.

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

I WORK SESSION

- **Approval of Minutes: 2/6/20 – Approved as amended, 6-0 (No Gratrix vote).**

II PUBLIC MEETING

1. **71 Hillandale Rd:** Appl. #19-064 submitted by Richard Benson for property owned by Congregational Church of Greens Farms for expansions and renovation of existing building with no proposed change to building occupancy located in the Residence A zone, PID#F08105000.
Action: Item was opened, no testimony received, and continued to 4/2/20 hearing.
2. **Text Amendment #775:** Appl.#19-056 submitted by the Planning and Zoning Commission for changes to Sec. 5-2 to add new definitions for Berm and Dune and to modify Sec. 32-8, Excavation and Filling of Land, to propose exemptions for slope and restoration standards when projects involve beach nourishment or replenishment. A copy of the proposed text amendment is on file in the Westport Town Clerk's Office and is on file in the Westport Planning and Zoning Office.
Action: Testimony received and hearing closed. Adopted, Vote: 7-0-0, See attached resolution.
3. **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: No testimony was received and continued to 3/19/20 hearing.

4. **44 Compo Mill Cove:** Appl. #19-065 submitted by Compo Cove LLC c/o Robin Tauck for property owned by Compo Cove LLC for a Coastal Site Plan approval to remove existing pre-1995 seawall and construct a revetment and planted dune located in the Residence A zone, PID#E04094000

Action: Item was opened. testimony was received, and continued 3/19/20.

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:

5. **10 Little Fox Lane:** Appl. #19-050 submitted by Jim Kousidis, Kousidis Engineering LLC for property owned by Michael Ippolito for a Site Plan and Special Permit for excavation and fill activities to construct a horse riding rink and associated regrading for property located in the Residence AAA zone, PID#C15001000

Seated at 1/23/20 meeting: Ms. Dobin, Mr. Stephens, Mr. Rutstein, Mr. Lebowitz, Ms. Walsh, Mr. Cammeyer, and Mr. Olefson.

Action: Hearing closed. Granted, Vote: 5-0-1 (Stephens), See attached resolution.

No Old Business:

No Old Business:

Meeting Concluded: 8:05 P.M.

Respectfully submitted by S. McNally, March 11, 2020