

# PLANNING AND ZONING COMMISSION ACTION MINUTES

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February 16, 2012

## I PUBLIC HEARING

7:00 P.M.  
AUDITORIUM

**Approval of minutes: 12/1/11 – Discussed, no decision**

1. **14 Canal Road:** Appl. #12-004 by John and Cynthia Fitzgerald for property owned by Cynthia A. Fitzgerald, Trustee, for a CAM Site Plan approval for a new single family dwelling in a Res A zone, PID #B02058000.

**Action: Opened and continued to 3/1/12. No testimony was taken**

2. **27 Wilton Road:** Appl. #11-061 by Coe Consulting, LLC for property owned by Nathall 2939W, LLC, for a CAM Site Plan approval for construction of a third parking level onto the existing parking structure in a RBD zone, PID #C09111000.

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

**Action: Hearing closed, testimony taken, no decision**

3. **Amendment #645:** Appl. # 12-001 by Lawrence P. Weisman for a text amendment to the zoning regulations to modify Sec 34-5 (Parking Requirements Table) to delete parking requirements for theaters, except within the BCD and BCD/H, places of worship and auditoriums, field houses, gym, athletic fields and stadiums and to add parking requirements for places of worship, theaters, auditoriums, spectator venues or other places of public assembly using a standard of one space per three seats, or one space for each 45 square feet of space used for public assembly, which ever is greater.

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

**Action: Hearing opened and continued to 3/1/12. Testimony was taken**

4. **55 Compo Road South:** Appl. #12-003 by Ellen DeHuff, Saugatuck Nursery School for property owned by First Church of Christ Scientist for a Special Permit and Site Plan approval for a nursery school in a Res A zone, PID #D09053000.

**Seated: Catherine Walsh, Jack Whittle, Chip Stephens, Ron Corwin, Nora Jinishian, Howard Lathrop**

**Action: Granted**

**Vote: 6 – 0 (in favor)**

## 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 #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 deemed 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: Discussed, no decision**

**2. Other Items**

a) **Discussion of State POCD update - Discussed**

b) **101-107 Post Road East, Planning and Zoning Resolution #11-015, request for modification – Request granted**

**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