



Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145
www.westportct.gov

The following meeting of the Planning & Zoning Commission was held remotely using Zoom Technology:

Planning and Zoning Commission Minutes

May 7, 2020

Meeting Started: 5:05 P.M.

In attendance: Danielle Dobin, Chip Stephens, Gregory Rutstein, Michael Cammeyer, Catherine Walsh, Paul Lebowitz, Jon Olfeson.

P&Z Staff: Mary Young, AICP, P&Z Director.

Michelle Perillie, AICP, CFM, Planner *(For 1460 Post Rd E. & 1 Plunkett Pl)*

Nicholas Belmonte, Assistant Town Attorney *(for Work Session Discussion)*

I WORK SESSION

- Approval of Minutes: 3/5/20, and 4/23/20- **Approved Unanimously**

II PRE APPLICATION MEETING

1. Submitted by Attorney Eric Bernheim on behalf of Maplewood Senior Living, LLC, to discuss:
 - A. Potential Text Amendment to §39A, Inclusionary Housing Overlay District (IHZ), to allow an AFLCIL Facility on property not zoned IHZ as of 11/12/17;
 - B. Map Amendment to rezone properties to IHZ located at 170, 172, 174 & 176 Post Road West and 38 Kings Highway North;
 - C. Special Permit/Site Plan Appl. to develop properties for a 54 unit Assisted Living and 41-unit Memory Care Facility utilizing §39A, IHZ, and §32-18, Historic Residential Structures; and
 - D. Request for waiver to submit all elements of a Traffic Impact Analysis pursuant to §44-2.5.

Action: Discussed

III PUBLIC HEARING

1. **1460 Post Road East:** Appl. # #PZ-20-00189 submitted by Andrew Albrecht for property owned by Urstadt Biddle Properties LLC for Site Plan approval for façade improvements and building access improvements including ADA located in the General Business District, PID#H09019000.

Action: Testimony received and hearing closed. Approved, Vote: 7-0-0, See attached resolution.

2. **1 Plunkett Place:** Appl. #PZ-20-00188 submitted by Dean Martin, P.E for property owned by Sarah Hannah and Noel Wollowick for a Special Permit and Costal Site Plan for excavation and fill activities to create a more level rear yard located in the Residence AA zone, PID#G11005000.
Action: Testimony received and hearing closed. Approved, Vote: 7-0-0, See attached resolution.
3. **Text Amendment #778:** Appl. #PZ-20-00136 by Rick Redniss of Redniss and Mead to Modify §4-5, Maximum Allowable Multi-Family Dwellings, to exempt Special Needs Housing, a proposed use; To add a definition for Special Needs Individuals in §5-2, Specific Terms; To add Special Needs Housing to the list of allowable uses in the Residence A District subject to Special Permit and Site Plan approval by the Planning and Zoning Commission in §13-2.1, Special Permit Uses Subject to Special Conditions; and To add §32-27 providing standards and conditions for Special Needs Housing in §32, Supplementary Use Regulations. The amendment if adopted will allow an existing building to be Adaptively Reused for up to six Dwelling Units occupied by Special Needs Individuals on Lots located in the Residence A District and owned by the Town of Westport. A copy of the proposed text amendment is available on-line at www.westportct.gov is on file in the Westport Town Clerk's Office, and is on file in the Westport Planning and Zoning Office.
Action: Item was continued to 5/14/20 hearing, testimony was received on 5/7/20.

IV 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:

- Discussion of §32-20, Special Requirements for Outdoor Eating Areas
Action: Special Meeting scheduled for Monday, May 11, 2020 at 5:00P.M. to continue discussion.

No Old Business:

Meeting Concluded: 9:05P.M.

Respectfully submitted by S. McNally, May 15, 2020