



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 14, 2020

Meeting Started: 5:00 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.

I PUBLIC MEETING

Public participation for Public Meeting items is limited to submitting comments in advance of the meeting (until 4:30pm on the day of the meeting). Comments should be sent to pandz@westportct.gov

- 1. 20 Jesup Road (Westport Library), PID#C09130000: §8-24 Request submitted on behalf of the Westport Arts Advisory Committee to Accept a Gift in the form of Art (Rock Paper Scissors Sculpture).
**Action: Testimony received and meeting closed. Positive Report,
Vote: 6-0-1 (Walsh), See attached resolution.****

II PUBLIC HEARING

- 1. Text Amendment #780:** Appl# PZ-20-00228 submitted to add Solar Photovoltaic Systems to the list of allowable uses in the Residence AAA District subject to §32-27; and to add §32-27 providing standards and conditions for Solar Photovoltaic (PV) Systems in §32, Supplementary Use Regulations. The amendment if adopted will permit Building-Mounted Solar Photovoltaic Systems and Free-Standing Solar Photovoltaic Systems in all zoning districts as an accessory use.
Action: Application withdrawn on 5/8/20.
- 2. 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 a 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: Testimony received and meeting closed. Approved,

Vote: 5-0-2 (Stephens, Walsh), See attached resolution.

Effective Date: June 3, 2020

3. **71 Hillandale Rd:** Appl. #19-064 submitted by Richard Benson for a Special Permit/ Site Plan for property owned by Congregational Church of Greens Farms for expansions and renovation of existing building, additional curb cut, relocation of the columbarium, landscaping and increasing the Nursery School by 7 students and 1 teacher, located in the Residence A zone, PID#F08105000.
Action: Testimony received and meeting closed. Granted Vote: 7-0-0, See attached resolution.

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:

- **Request for 2nd Modification to Resolution #19-028 for 1480 Post Road East (Roger's Septic Tank Site)**
Action: Approved 7-0-0
- **Discussion of potential need to amend §32-20, Special Requirements for Outdoor Eating Areas**
Action: Discussed, All in Favor.
- **Discussion of Draft Proposal to Modify the P&Z Fee Schedule, Appendix A**
Action: Discussion Postponed to 5/28/20 hearing.

No Old Business:

Meeting Concluded: 9:05P.M.

Respectfully submitted by S. McNally, May 19, 2020