



**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](http://www.westportct.gov)

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

## **Planning and Zoning Commission Minutes**

**June 11, 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: Michelle Perillie, AICP, CFM, P&Z Planner.**

### **I PUBLIC HEARING**

1. **Text Amendment #777:** #PZ-20-00133 submitted by Richard Redniss to: Modify §4-5, Maximum Allowable Multi-Family Dwellings, to exempt dwellings approved pursuant to proposed §32-26; Add a definition to §5 for Below Market Rate Housing Units (BMR's); and Add a use subject to Special Permit approval to §32, Supplementary Use Regulations, proposed as §32-26, Adaptive Reuse and Redevelopment of Nonresidential Buildings to Housing. The text amendment if adopted will enable preservation and Adaptive Reuse of existing non-residential buildings to be converted to Multi-Family Dwelling use on properties both listed on the Historic Resources Inventory (HRI) and located in a split zoning district consisting of the Residential A and B Zones. A copy of the proposed text amendment is available on-line at [www.westportct.gov](http://www.westportct.gov) is on file in the Town Clerk's Office, is on file in the Planning and Zoning Office, and is attached to this notice.

**Action: No testimony received, meeting continued to 6/18/20.**

2. **41 Richmondville Avenue:** Appl. #PZ-20-00132 submitted by Rick Redniss for a Special Permit/Site Plan for property owned by 41 Richmondville LLC for Adaptive Reuse and Redevelopment of Non-Residential Buildings to Housing for a building listed on the Historic Resources Inventory (HRI) located on property in the Residence A zone and Residence B zone, PID#C12046000, relying upon adoption by the Planning and Zoning Commission of proposed Text Amendment #777

**Action: No testimony received, meeting continued to 6/18/20.**

3. **100 (aka 11 Burr Road) Riverside Avenue:** Appl. #PZ-20-00153 submitted by Siobhan Powers on behalf of Landmark Preschool for a Special Permit/Site Plan for property owned by Catholic Church of Assumption for excavation and fill activities for renovations to Landmark Academy's "upper" playground located in Residence A zone, PID#C09092000.  
**Action: Testimony received and meeting closed.**  
**Granted, Vote: 7-0-0, See attached resolution.**
4. **Text Amendment #776:** Appl. #PZ-20-00191 submitted by Attorney John Fallon on behalf of Manhattan Motorcars to add language to §24, General Business District related to automobile dealerships, to allow (if adopted), improvements to Volvo of Westport at 556 Post Road East and other non-conforming dealerships located in the General Business District. A copy of the proposed text amendment is available on-line at [www.westportct.gov](http://www.westportct.gov) is on file in the Town Clerk's Office, is on file in the Planning and Zoning Office, and is attached to this notice.  
**Action: Testimony received and meeting closed.**  
**Adopted with Modifications, Vote: 7-0-0, See attached resolution.**
5. **556 Post Road East:** Appl. #PZ-20-00190 submitted by Attorney John Fallon on behalf of Manhattan Motorcars to permit additions and renovations to existing Volvo of Westport Automobile Dealership located in the General Business District, PID#E09050000 relying upon adoption by the Planning and Zoning Commission of proposed Text Amendment #776.  
**Action: Testimony received and meeting closed.**  
**Granted, Vote: 7-0-0, See attached resolution.**

## 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.)*

### **New Business:**

- **Davenport Avenue to Hiawatha Lane and Hiawatha Lane Extension:** §8-24 Request by the First Selectman for a report from the Planning and Zoning Commission on a referral from the Water Pollution Control Authority regarding the re-application by Summit Saugatuck, LLC for a main line sanitary sewer extension on property from Davenport Avenue to Hiawatha Lane and Hiawatha Lane Extension, located in the Residence B zoning district  
**Action: Testimony received and meeting closed.**  
**Negative Report Issued, Vote: 7-0-0, See attached resolution.**
- **Discussion of Draft Proposal to Modify the P&Z Fee Schedule, Appendix A.**  
**-Not discussed, continued to 6/18/20 meeting.**

- **Update from Affordable Housing Subcommittee by Chair.**
  - **Discussion. Straw vote (4-3) to bring forward amendment to remove Section 4-5**

**No Old Business:**

*Meeting Ended 8:35pm*

*Respectfully submitted by S. McNally, June 15, 2020*