



**Town of Westport**  
Planning and Zoning Commission  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
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[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**

**September 3, 2020**

**Meeting Started: 7:10 P.M.**

**In attendance: Danielle Dobin, Chip Stephens, Gregory Rutstein, Michael Cammeyer, Catherine Walsh, Paul Lebowitz, Jon Olfeson and Al Gratrix Jr.**  
**(Mr. Stephens and Mr. Gratrix left the meeting before the public hearing began)**

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

### **I WORK SESSION**

- **Approval of Minutes- 7/9/20, 7/16/20, 7/20/20, 7/23/20- All Unanimously Approved**

### **II PUBLIC HEARING**

1. **153 Easton Road:** Special Permit/Site Plan Appl. #PZ-20-00470 submitted by Bill Achilles for property owned by Rachel Steel Cohn located in Residence AAA district, PID# E18040000, to authorize a second dwelling unit in an Accessory Structure (Barn/Garage), and to authorize an air conditioning unit location in the setback area, requesting zoning incentives pursuant to Sec. 32-18, Historic Residential Structures.  
**Action: Action: Testimony received, and meeting closed.**  
**Granted, Vote: 6-0-0, See attached resolution.**
2. **69 Kings Highway North:** Special Permit/Site Plan Appl. #PZ-20-00524 submitted by Jeff Boley for property owned by Jeff Boley located in the Residence AA district, PID # C09022000, to permit replacement of a garage in a larger configuration, requesting Setback, Building Height (number of stories), and use incentives pursuant to Sec. 32-18, Historic Residential Structure, to use a portion of the Accessory Structure as a Home Office.

**Action: Action: Testimony received, and meeting closed.**  
**Granted, Vote: 6-0-0, See attached resolution.**

3. **1 Bluff Point:** Coastal Site Plan Appl. #PZ-20-00423 submitted by Bill Achilles for property owned by Cedar Point Yacht Club Inc. located in the Residence A district, PID# C02 008000 to modify exterior of the clubhouse building for the Cedar Point Yacht Club.

**Action: Action: Testimony received, and meeting closed.**  
**Approved, Vote: 6-0-0, See attached resolution.**

*Meeting Ended 8:20pm*

*Respectfully submitted by S. McNally, September 10, 2020*