



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

September 24, 2020

Meeting Started: 7:00 P.M.

**In attendance: Danielle Dobin, Chip Stephens,
Michael Cammeyer, Catherine Walsh, Paul Lebowitz, Neil Cohn and
Alfred Gratrix Jr.**

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

I PUBLIC MEETING

- 1. Bayberry Lane Bridge Replacement:** §8-24 Request by the First Selectman for a report from the Planning and Zoning Commission on a referral from the Westport Public Works Department regarding the removal of the existing bridge (Bridge No. 04969) over the Aspetuck River, and to replace it with a new bridge in approximate place and kind.

Action: Testimony received, and meeting closed.

Positive Report, Vote: 7-0-0, See attached report.

- 2. Calvary Road Bridge Replacement:** §8-24 Request by the First Selectman for a report from the Planning and Zoning Commission on a referral from the Westport Public Works Department regarding the removal of the existing bridge (Bridge No. 04964) over the West Branch Saugatuck River, and to replace it with a new bridge in approximate place and kind.

Action: Testimony received, and meeting closed.

Positive Report, Vote: 7-0-0, See attached report.

II PUBLIC HEARING

- 1. 312 Bayberry Lane:** *(This application will be opened and continued to 10/8/20 hearing, no testimony will be received at the 9/24/20 hearing)* Special Permit/ Site Plan Appl# PZ-20-00487 submitted by Robert Pryor for property owned by David Herling for excavation and fill activities associated with driveway expansion and regrading of the lawn, located in the Residence AAA zone, PID#E18025001.

Action: No testimony received; item was continued.

2. **Text Amendment #781:** Appl: PZ-20-00355 submitted by Rick Redniss, of Redniss and Mead, to modify the definition for Special Needs Individuals in §5-2, Specific Terms; to modify §11-2.3, Special Permit Uses Subject to Special Conditions to add reference to proposed §11-2.3.18, Special Needs Housing; to modify §13-2.1, Special Permit Uses Subject to Special Conditions in the Residence A District, to remove §13-2.1.2, Special Needs Housing; and to modify §32-27.1, Location, to expand where Special Needs Housing may be located to include any Town-owned property in any zoning district. A copy of the proposed text amendment is available on-line at 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; applicant withdrew the application.

3. **222 Wilton Road:** Special Permit/ Site Plan Appl# PZ-20-00468 submitted by Andy Soumelidis for property owned by FBCH Holdings LLC for an after the fact approval for excavation and fill activities associated with proposed septic improvements, located in the Residence AA zone, PID# C12012002 .

Action: Testimony received, and meeting closed.

Granted, Vote: 6-1 (Stephens) -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:

- Update from the Affordable Housing Subcommittee.- **Discussed**

Old Business:

Meeting Ended 9:00pm

Respectfully submitted by S. McNally, September 28,2020