



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

November 5, 2020

Meeting Started: 7:05P.M.

P&Z Commission Members and Alternates in attendance:

**Danielle Dobin, Chip Stephens, Michael Cammeyer, Catherine Walsh,
Jon Olefson, Neil Cohn, and Nicole Laskin.**

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

I WORK SESSION

(The public may observe the work session, but not participate.)

- **Approval of Minutes- 10/8/20, 10/19/20, 10/22/20- Unanimously approved.**
- **25 Manitou Road, Planning and Zoning Resolution #18-004, request for release of a bond for Excavation and Fill- Unanimously approved to release bond.**

II PRE-APPLICATION MEETING

- Submitted by Rick Redniss and Attorney Len Braman to discuss draft Text Amendment for a Senior Care Facility at 1 Burr Road.
Action: Discussed.

III PUBLIC HEARING

1. **521 Riverside Ave:** Special Permit/ Coastal Site Plan Appl# PZ-20-00217 submitted by Mel Barr for property owned by SCR Realty Group LLC for patio modifications with the installation of an accessory shade pergola, new landscaping and to find consistency with the Coastal Area Management Act, located in the Restricted Office Retail District #2 Zone, PID#B06039000.
Action: Testimony Received, item continued to 11/19/20 hearing.

2. **270 Saugatuck Ave:** Special Permit/Coastal Site Plan Appl# PZ-20-00504 submitted by Peter Romano of LANDTECH for property owned by O'Halloran Realty located in the Residence AA zone, PID#B04008000, to modify Resolution #17-015 by seeking zoning incentives pursuant to §32-18, Historic Residential Structures, to increase Total Coverage associated with a proposal to expand the existing parking in support of a new tenant.

Action: Testimony Received, item continued to 11/19/20 hearing.

3. **4 Hockanum Road Special Permit/ Site Plan Appl# PZ-20-00682** submitted by Robert Pryor, LANDTECH for property owned by Andrew & Michelle Ludel for excavation and fill activities and site improvements, located in the Residence AA zone, PID#D13095000.

Action: Testimony received, and meeting closed.

Granted, Vote: 7-0-0, See attached report.

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:

- Discussion of referral of pending project submitted by Norden Place KB, LLC at 10 Norden Place, Norwalk CT- **Discussed, Item carried over to 11/19/20 hearing.**

Old Business:

Meeting Ended 10:35pm

Respectfully submitted by S. McNally, November 9, 2020