



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

January 28, 2021

Meeting Started: 6:00P.M.

P&Z Commission Members and Alternates in attendance:

Danielle Dobin, Paul Lebowitz, Michael Cammeyer, Chip Stephens (left after item #2), Catherine Walsh, and Neil Cohn.

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

I PUBLIC HEARING

- 1. 50 Compo Mill Cove:** Coastal Site Plan Appl# PZ-20-00851 submitted by Tom Ryder of LANDTECH for property owned by Pasquale Malpeso Jr. for a request to modify Coastal Site Plan approval #16-038 to change approved vegetated slope and to find consistency with the Coastal Area Management Act, located in the Residence A zone, PID# E04091000.

Action: Item opened, no testimony received, continued to 3/11/21 hearing.

- 2. 14 Hillandale Road:** Subdivision Appl #PZ-20-00820 submitted by Richard Benson for property owned by Hillandale Properties LLC c/o Richard Benson for a 4-lot Subdivision, and a new private road (Authors Way), located in the Residence AA district, PID#E08074000.

Action: Testimony received, and meeting closed.

Approved, Vote: 5-0-0, See attached report

- 3. 15 Stony Point Rd:** Special Permit/Coastal Site Plan Appl. #PZ-20-00908 submitted by Pete Romano of LANDTECH for property owned by Encore Holdings Revocable Trust and Hunter Holdings Revocable Trust for excavation and fill application associated with construction of new house, and to find consistency with Coastal Area Management regulations, located in the Residence AA zone, PID# B05109000.

Action: Testimony received, and meeting closed.

Granted, Vote: 5-0-0, See attached report

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:

- **New Subcommittee Discussion Added to Agenda- All Commissioners present agreed to the name for the new Economic Growth Subcommittee. Neil Cohn will be Chairman, Members include Danielle Dobin, Michael Cammeyer and Cathy Walsh, see attached updated Subcommittee Roster.**

Old Business:

- No old business

Meeting Ended 10:00pm

Respectfully submitted by S. McNally, January 15, 2021



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Hearings: Dec. 17, 2020 & Jan. 14, and 28, 2021
Decision: Jan. 28, 2021

February 1, 2021

Richard Benson
29 East Main Street
Westport, CT 06880

Jacqueline Kaufman, Esq.
Carmody Torrance, Sandak & Hennessey, LLP
707 Summer St #300
Stamford, CT 06901

RE: 14 Hillandale Road, Subdivision Application #PZ 20-00802

Dear Mr. Benson & Attorney Kaufman:

This is to certify that at a meeting of the Westport Planning and Zoning Commission held on January 28, 2021 it was moved by Ms. Dobin and seconded by Ms. Walsh to adopt the following resolution.

RESOLUTION #PZ 20-00802

WHEREAS THE PLANNING AND ZONING COMMISSION met on January 28, 2021 and made the following findings:

Property Description

1. 14 Hillandale Road is located on the southern side of Hillandale Road and the property is approximately 4.56 acres and is located in the Residence AA District that requires a minimum 1-acre lot size.
2. The subject lot is currently developed with a single-family dwelling that was constructed circa 1928, is listed on the Historic Resources Inventory and was most recently owned by author and playwright A.E. Hotchner.
3. The property is level with a gentle cross slope rising from elevation 110' to elevation 116' with 94 square feet of steep slope along Hillandale Road.
4. The property lies outside the 100-year FEMA floodplain, has no wetlands and is not in the Coastal Area Management (CAM) Zone.

Proposal

1. The applicant submitted a Subdivision plan to create four (4) residential building lots, and a new private road called Authors Way.
2. A Municipal Improvement CGS §8-24 request (PZ 20-00885) was submitted concurrently with this application for a new private sewer main line extension to serve the new building lots.
3. The following lots have been proposed:
 - a. Lot #1 has a Lot Area of 1.002 Ac and has frontage on Hillandale and Authors Way.
 - b. Lot #2 has a Lot Area of 1.003 Ac and has frontage on Authors Way.
 - c. Lot #3 has a Lot Area of 1.022 Ac (excluding accessway) and is a rear lot with a 20' wide accessway off of Authors Way.
 - d. Lot #4 has a Lot Area of 1.055 Ac with frontage on Authors Way and Wakeman Rd.
4. All four (4) proposed residential lots are compliant in lot area, lot shape, regularity factor and frontage.
5. The submitted site plan shows conceptual house designs demonstrating when developed, the lots can comply with the 25% allowable Coverage, the front yard setbacks of 30', and side yard and rear yard setbacks of 25' as required in the Residence AA zone.
6. A new private road named Authors Way, will be installed and has a 30' right-of-way with a 20-foot paved area.
7. Prior to the 12/17/2020 hearing the applicant confirmed the request is for Subdivision not Resubdivision approval consistent with the title research completed as confirmed by P&Z staff.
8. Following the 12/17/2020 hearing, the applicant submitted revised subdivision plans in response to neighboring property owner's concerns.
9. Following the 1/14/2021 hearing, the applicant submitted a third set of plans in response to new concerns raised by other neighbors. These plans were received on 1/27/21 and 1/28/21.
10. The right of way will be developed with a subsurface drainage system to accommodate stormwater runoff from the new private road.
11. The applicant proposed planting 8-10' tall evergreens within the property along Hillandale Rd. and 2.5" – 3" caliper Red Maple along the length of new road.

Prior Approvals

1. The applicant filed a demolition application for the existing house with the Building Department and appeared before the Historic District Commission on July 15, 2020 who upheld a 180-day delay in demolition, that has since expired.

2. On November 6, 2020 the Tree Warden granted permission to remove all Hemlock and a Norway Maple in the Town right-of-way (Hillandale Road) without further approvals.
3. On November 11, 2020, the Board of Selectmen acting as the Water Pollution Control Authority (WPCA), approved all four new lots to connect to the sewer via a private mainline sewer extension.
4. On November 24, 2020 the Fire Department offered no negative comment on the proposed street name.
5. On January 6, 2021 the Fire Department noted that the subdivision would require the installation of a new hydrant.
6. On January 27, 2021 the Fire Department confirmed the 3rd set of revised plans were acceptable.
7. On November 2, 2020, and January 28, 2021 the Police Department confirmed the 3rd set of revised plans were acceptable.
8. On November 25, 2020, December 9, 2020, January 6, 2021 and January 27, 2021, the Engineering Department confirmed the subdivision plans are acceptable.
9. On January 14, 2021 the Planning and Zoning Commission issued a Positive Report for the associated Municipal Improvement CGS §8-24 application (PZ 20-0885) for a new main line sewer extension to serve the subdivision.

Other

10. Testimony was received at the December 17, 2020, January 14, and January 28, 2021 public hearings that were held per Executive Order 7B and 7I, authorizing the Commission to hold public meetings via videoconference or other technology.

NOW THEREFORE, BE IT RESOLVED that 14 Hillandale Road: Appl. #PZ-20-00820 submitted by Richard Benson for property owned by Hillandale Properties LLC c/o Richard Benson for a 4-lot Subdivision and a new private road (Authors Way), located in the Residence AA zone, PID#E08074000 be **APPROVED** as it conforms to all applicable subdivision regulations, and subject to the following modifications:

1. The Planning and Zoning Commission unanimously determined open space is deemed necessary for this subdivision and accepted the applicant's offer to pay a fee-in-lieu of open space.
2. The applicant shall pay a fee equal in value to 5% of the fair market value of the land, pre-subdivision, as determined by an appraiser selected by the applicant and subject to approval by the Planning and Zoning Director. The payment obligation shall be secured by a lien against each lot in the subdivision, and the lien shall be filed at the time that the subdivision map is filed on the land records. This lien shall be in a form approved by the Town Attorney's Office and any mortgage or encumbrance existing at the time the open space lien is recorded shall be subordinated to such open space lien. This payment obligation is made in accordance with §54-21.1, and applicable State Statutes. The one-quarter (1/4) fractional fee shall be paid at the time of sale of any building lot.

3. Conformance to the Existing Conditions Plan prepared by Charles Leonard, last revised 10/20/20.
4. Conformance to the Subdivision Map prepared by Charles Leonard, revised 1/26/21.
5. Conformance to the Proposed Site Plan (Sheet 3) prepared by Ochman Associates, revised 1/26/21.
6. Conformance to the Grading and Utility Plan (Sheet 4), prepared by Ochman Associates, revised 1/4/21.
7. Conformance to the Road Profile and Sanitary Sewer Plan (Sheet 5), prepared by Ochman Associates, revised 1/4/21.
8. Conformance to the Site Distance Profile Plan (Sheet 6) prepared by Ochman Associates, revised 1/26/21.
9. Conformance to the Soil Erosion and Sediment Control Plan (Sheet 7), prepared by Ochman Associates, revised 1/4/21.
10. Conformance to the Landscape Plan (Sheet 8), prepared by Ochman Associates, revised 1/26/21.
11. Conformance to the Construction Details Plan (Sheet 9), prepared by Ochman Associates, revised 1/4/21.
12. Conformance to the Construction Details Plan (Sheet 10), prepared by Ochman Associates, revised 1/4/21.
13. Conformance with the Drainage Summary Report, prepared Ochman Associates dated 1/4/2021.
14. Conformance to all conditions of the Water Pollution Control Authority's approval.
15. If the applicant forfeits their sewer approval, they shall be required return to the Commission with a new subdivision application that shows soil testing and on-site septic system approvals from the health department.
16. The endorsed Record Plan (mylar) for Subdivision shall be recorded by the applicant on the Westport Land Records in compliance with the timelines set forth in §8-25(a) of the Connecticut General Statutes.
17. Prior to the endorsement of the Record Plan and prior to recording this map on the Land Records, the applicant shall submit the following documents to the P&Z Department:
 - a. An appraisal in accordance with Modification #2 herein.
 - b. A lien document in accordance with Modification #2 herein.
 - c. A bond with surety that shall be in a form acceptable to the Town Attorney and in such amount as the Commission shall deem sufficient to ensure the satisfactory completion of all required work, as defined in §8-26c(c) of the Connecticut General Statutes, in accordance with the approved subdivision plans and §53-9 of the Regulations.
 - d. Final approval from the Department of Public Works for the subdivision plan and all applicable DPW permits.

- e. Final approval from the Town Tree Warden for any removal and replacement of trees on Town Property.
 - f. Health Department approval to abandon the septic system.
 - g. A record map that identifies the location of the monuments and pins that will be installed according to the "Boundary Line Delineation Criteria," as required by the Town Engineer.
 - h. The record map shall contain the following note:
"This subdivision approval shall lapse five years from the date it is granted on Jan. 28, 2021. The Commission may extend this approval for an additional 5-year period if requested."
 - i. A check made payable to the Town of Westport in the amount of \$40 for P&Z Staff review of the final Mylar.
18. Prior to the commencement of any construction, site work, tree removal or demolition, the soil and erosion controls shall be installed and inspected by Staff.
 19. Prior to the issuance of a zoning permit for each lot, the applicant shall:
 - a. Provide evidence that the endorsed Record Map has been filed on the Westport Land Records; and
 - b. Provide the address for each lot that has been assigned to it by the Department of Public Works.
 20. Grading for each lot created in this subdivision will be exempt from excavation and fill Special Permit review if they remain consistent with the grading shown on the site development plans submitted with the subdivision application pursuant to §32-8.1.2(c).
 21. The replacement and/or repair of any stone wall greater than 4 feet in height shall require the issuance of building permit.
 22. All new utilities shall be placed underground.
 23. All approved plantings shown on an approved Landscape Plan shall be maintained in a healthy growing condition and all fences and walls shall be maintained in good physical condition throughout the duration of the use. Existing native plants, and newly installed native salt tolerant plants located in the vegetative buffer in particular, must be maintained. Plants, fences or walls not so maintained shall be replaced with new materials no later than the beginning of the next immediately following growing season.
 24. All work approved pursuant to this subdivision shall be completed within 5 years of date of approval, by January 28, 2026.
 25. This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect, then this conditional approval is likewise void. The applicant may refile another application for review.

ENFORCEMENT Failure to comply with any standard or condition contained in this Resolution, shall be considered a zoning violation pursuant to §45-2 of the Westport Zoning Regulations. The failure to undertake corrective action within 10 days of being notified of such violation may result in the following remedies: 1) issuance of a notice of violation; 2) issuance of a cease-and-desist order; 3) issuance of a municipal citation with daily fines of up the maximum allowed by statute; and/or 4) enforcement action through a judicial proceeding.

VOTE:

AYES -5- {Dobin, Cammeyer, Lebowitz, Walsh, Cohn}
NAYS -0-
ABSTENTIONS -0-

Very truly yours

Handwritten signature of Danielle Dobin in blue ink, followed by a large diagonal slash and the number 14.

Danielle Dobin
Chair, Planning & Zoning Commission

cc: Ted Gill, DPW Engineering
Keith Wilberg, Town Engineer
Bryan Thompson, DPW Sewer
Nate Gibbons, Fire Marshal
Al D'Amura, WPD



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Hearing: January 28, 2021
Decision: January 28, 2021

January 29, 2021

Pete Romano
LANDTECH
518 Riverside Avenue
Westport, CT 06880

**RE: 15 Stony Point Road, Special Permit for Excavation and Fill/Coastal Site Plan
Appl. #PZ-20-00908**

Dear Mr. Romano:

This is to certify that at a meeting of the Westport Planning and Zoning Commission held on January 28, 2021, it was moved by Mr. Cammeyer and seconded by Ms. Dobin to adopt the following resolution:

RESOLUTION #PZ-20-00908

WHEREAS, THE PLANNING AND ZONING COMMISSION met on January 29, 2021 and made the following findings:

Background

1. The lot is conforming with 1.015 acres of lot area, where an acre is required, and is located within the Res. AA district. There are 2,586 SG of steep slopes and 6,204 SF of tidal wetlands on the property. The survey shows that the property varies in elevation from El. 8 at the southwest corner of the property to El. 17 around the existing house and back down to El. 3.3 at the Mean High Water Line. The lot currently is developed with a single-family dwelling and driveway.
2. 15 Stony Point Road is located within the Coastal Area Management (CAM) boundary and is partially located within the 100-year flood zone which is designated as AE 143/VE 14 on Panel #09001C0551G. Portions of the development fall within the Waterway Protection Line Ordinance (WPLO); however, all of the residence, pool, spa, pool fence, patios and a significant portion of the driveway are located outside WPLO jurisdiction. The house is located wholly outside the flood zone although a

portion of the front yard is located within the AE 13 flood zone and a portion of the rear yard along the river are located within the VE 14 flood zone. The property will be connected to sanitary sewer.

3. This property lies within the Coastal Area Management (CAM) boundary, as defined by C.G.S. §22a-94 and therefore, a CAM review is required in accordance with C.G.S. §22a-109 and the Town of Westport Zoning Regulations §31-10.6.

4. §31-10.6. of the zoning regulations exempt from a CAM Site Plan review projects that propose construction of an individual single family residential structure, except when such structure is (a) located on an island not connected to the mainland by an existing road, bridge or causeway, or (b) is in or within two hundred (200) feet of the Mean High Water Line (MHWL), or (c) is in or within one hundred feet of the following coastal resource areas; tidal wetlands, coastal bluffs and escarpments and beaches and dunes. As the proposed activity is occurring within 200 feet of the Mean High Water Line and within 100 feet of tidal wetlands, a Coastal Site Plan review is required.

5. The following coastal resources have been identified on the site or within the influence of the project: General Resources, Coastal Hazard Area, Nearshore Waters, Shorelands and Tidal Wetlands.

Proposal

6. The applicant is seeking to construct a new house, driveway, pool, patios and associated drainage and utility improvements. The Site Plan shows a pier, ramp and dock; however, it has not been approved by CT DEEP at this time and is only partially within our jurisdiction.

7. The total coverage is 30.6% and is proposed to be decreased to 24.7%. The average existing grade is El. 16.3 and the average proposed grade is El. 17.6. The height measured from the average existing grade to the midpoint of the highest roof is 29' 4", which complies with 40' height permitted. The proposed new house will be 2 stories with an attic and cellar.

8. The applicant is requesting Special Permit approval for excavation and fill activities, outside the exempt area per §32-8.1.12 (a). The proposal includes 800 CY of earthwork, including 750 CY of fill and 50 CY of cut, over a 20,000 SF area. The average depth of the cut/ fill is 1 feet. The area shown as blue on the Exempt Grading Plan is the grading being requested in this application.

9. The Flood and Erosion Control Board approved the application at their 12/2/20 meeting with standard conditions. The Conservation Commission approved the application with the following conditions at their 12/16/20 meeting:

- A. The design engineer shall witness the construction of the rain garden and subsurface drainage units. The engineer shall certify the drainage functionality prior to the issuance of a Conservation Certificate of Compliance.
 - B. A performance bond shall be submitted to cover the cost of proposed plantings for the rain garden, slope planting buffer and seed mix and tidal wetland plantings and the required sediment and erosion controls, prior to the issuance of a Zoning Permit.
 - C. Submit a detail of the pool to verify the pool depth and submit a copy of the Westport Weston Health District approval for the pool prior to the issuance of a Zoning Permit.
 - D. Mowing of tidal wetland vegetation is prohibited. This restriction shall be recorded on the land records prior to the issuance of a Conservation Certificate of Compliance.
 - E. The pool fence shall not extend into the WPLO or tidal wetland. A detail shall be submitted prior to the issuance of a Zoning Permit.
 - F. The Conservation Department must be contacted 48 hours prior to start of construction in order to inspect erosion controls.
 - G. The dock and steppingstone path through the tidal wetland are not approved at this time.
 - H. The Site Plan shall be revised to include a construction sequence, include a delineation for a Limit of Disturbance, and depict contractor parking areas located outside of the WPLO. The updated plan shall be submitted prior to the issuance of a Zoning Permit.
10. The Engineering Department submitted comments dated 1/11/21 which indicate the application is substantially complete and requires no further submission. The comments also require that prior to issuance of the Zoning Permit, the applicant shall revise the site plan and drainage report to utilize a shorter chamber in order to keep the bottom of the proposed storm water drainage system above elevation 5.
11. The CT DEEP submitted comments dated 12/30/20 indicating they have reviewed the proposal for consistency with Connecticut Coastal Management Act policies and have no comments for the Planning & Zoning Commission's consideration and that a license would also be required to place the proposed stepping stones as shown on drawing C-1. Also, all proposed silt fencing should be located landward of both the CJL and tidal wetlands to avoid the need for a state authorization.
12. The proposed Excavation and Fill activities conform to the standards listed in §32-8.

13. The applicant proposes a 3 foot vegetated buffer consisting of perennials, shrubs and grasses on the top of the slope and slope stabilization plantings along the western area of the property. These areas must consist of native salt tolerant plantings and will be required to remain in perpetuity in order to:

- Reduce the adverse effects of human activities on natural resources including wetlands and surface waters by acting as filters to intercept and absorb nutrients, sediment and other pollutants carried in storm water runoff from fertilized lawns and landscaping where pesticides are applied.
- Slow down runoff, which both reduces erosion and allows silt and other suspended solids to settle out before they reach a receiving water body or wetlands; and
- Trap bacteria and pathogens from pet wastes and thereby preserving water quality.

14. The Westport Planning and Zoning Commission has determined that this project is consistent with the policies identified in Section(s) 22a-92(b) (1) and 22-a-92 (b) (2) of the Coastal Area Management Act; that it will not adversely affect adjacent Coastal Resources (General Resources, Coastal Hazard Area, Nearshore Waters, Shorelands and Tidal Wetlands) identified in Sections 22-93 (a) (7) of said Act.

NOW THEREFORE, BE IT RESOLVED that 15 Stony Point Rd: Special Permit/Coastal Site Plan Appl. #PZ-20-00908 submitted by Pete Romano of LANDTECH for property owned by Encore Holdings Revocable Trust and Hunter Holdings Revocable Trust for excavation and fill application associated with construction of new house, and to find consistency with Coastal Area Management regulations, located in the Residence AA zone, PID# B05109000 be **GRANTED** subject to the following modifications:

1. Conformance to Engineering Department Comments, dated 1/11/21.
2. Conformance to Flood and Erosion Control Board approval, dated 12/2/20.
3. Conformance to Conservation Commission approval, dated 12/16/20.
4. Conformance to CAM Evaluation Form, prepared by LANDTECH, dated 11/9/20.
5. Conformance to Stormwater Management Report, dated 11/2/20, revised 11/24/20.
6. Conformance to Site Plan prepared by LANDTECH, dated 11/2/20, revised 1/24/21.
7. Conformance to Excavation and Fill Plan prepared by LANDTECH, dated 11/13/20.
8. Conformance to Building Plans prepared by Joeb Moore & Partners, dated 11/6/20 (7 Sheets)

9. Conformance to Existing Conditions Survey prepared by Dennis Deilus, dated 11/2/20).
10. Conformance to CAM recommendations contained in the Staff Report, dated 1/20/21.
11. All projects requiring permits from the Department of Public Works shall obtain permits before commencement of that work.
12. Trees and shrubs on Town property or in the Town right of way shall not be removed, pruned, injured, or defaced.
13. Prior to the commencement of any construction, site work, tree removal or demolition, the soil and erosion controls shall be installed and inspected by Staff.
14. Prior to the issuance of a Zoning Permit for this work, the applicant shall submit and obtain the following:
 - A. File resolution of approval on the Land Records;
 - B. Submit a revised Site Plan indicating:
 - i. All disturbed areas will be stabilized with lawn;
 - ii. Removal of the dock, ramp and pier as they have not been approved by CT DEEP;
 - iii. A note that all disturbed areas will be stabilized with lawn; and
 - iv. The utilization of a shorter chamber in order to keep the bottom of the proposed storm water drainage system above elevation 5 as recommended in DPW comments dated 1/11/21.
 - C. Obtain final approval from Engineering Department for the drainage plans; and
 - D. Obtain and driveway and sewer permit from DPW.
15. Prior to the issuance of the Zoning Certificate of Compliance, the applicant shall submit a Certified "As-Built" survey stamped by a registered Engineer or Surveyor.
16. This application is granted upon the condition that all construction and site improvements shall be in strict accordance with the plans and other documents submitted and any statements or representations made by the applicant or agent on the record. Any deviation from such documents or representations shall require further review and approval from the Commission.
17. All work approved pursuant to this Site Plan shall be completed within 5 years of date of approval, by January 28, 2026.
18. This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be

found to be void or of no legal effect, then this conditional approval is likewise void. The applicant may refile another application for review.

ENFORCEMENT Failure to comply with any standard or condition contained in this Resolution, shall be considered a zoning violation pursuant to §45-2 of the Westport Zoning Regulations. The failure to undertake corrective action within 10 days of being notified of such violation may result in the following remedies: 1) issuance of a notice of violation; 2) issuance of a cease and desist order; 3) issuance of a municipal citation with daily fines of up to the maximum allowed by statute; and/or 4) enforcement action through a judicial proceeding.

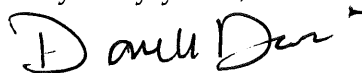
Reasons:

The application as conditioned has been found to be in conformance with all applicable zoning regulations, the Special Permit standards in §44-6 and is consistent with the 2017 Plan of Conservation and Development.

VOTE:

AYES	-5-	{Dobin, Cammeyer, Walsh, Lebowitz, Cohn}
NAYS	-0-	
ABSTENTIONS	-0-	

Very truly yours,



Danielle Dobin
Chairman, Planning & Zoning Commission

cc: P. Friaa, Tax Assessor
K. Wilberg, Town Engineer

Planning & Zoning Commission Subcommittees

As of 12-3-20 Annual Meeting

Amended at 1-28-21 P&Z Work Session, see Item #11

1. **Affordable Housing** - Chairman: Danielle Dobin
Members: Michael Cammeyer, Chip Stephens, Neil Cohn, Greg Rutstein, Cathy Walsh
Staff Support: Michelle Perillie
2. **Beach Rezoning (P&Z and ZBA Combined Committee)** - Co-Chairs: Chip Stephens and Jim Ezzes.
Members: Paul Lebowitz, Liz Wong, Jon Olefson
Staff Support: TBA
3. **Enforcement Committee** - Chairman: Al Gratrix
Members: Chip Stephens
Staff Support: TBA
4. **Excavation, Fill, & Drainage** – Chairman: Al Gratrix
Members: Chip Stephens
Staff Support: TBA
5. **Landscape Committee** - Co-Chairman: Cathy Walsh and Al Gratrix
Staff Support: TBA
6. **Open Space** - Chair: Cathy Walsh
Members: Al Gratrix, Nicole Laskin, Michael Cammeyer, Greg Rutstein
Staff Support: TBA
7. **Parking & Traffic** – Chairman: Chip Stephens
Members: Danielle Dobin, Jon Olefson, Michael Cammeyer, Neil Cohn
Staff Support: Michelle Perillie
8. **POCD High Level Review** – Chairman: Michael Cammeyer
Members: Danielle Dobin, Jon Olefson
Staff Support: Mary Young
9. **Process Efficiency** – Chairman: Greg Rutstein
Members: Jon Olefson, Cathy Walsh, Nicole Laskin
Staff Support: Mary Young
10. **Zoning Regulation Revisions** – Chairman: Cathy Walsh
Members: Danielle Dobin, Paul Lebowitz, Michael Cammeyer
Staff Support: Michelle Perillie
11. **Economic Growth** – Chairman: Neil Cohn
Members: Danielle Dobin, Cathy Walsh, Michael Cammeyer
Staff Support: Mary Young