



Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145

Planning and Zoning Commission's Landscape Subcommittee Wednesday, March 31, 2021 2:00pm Meeting Minutes

The following plans prepared by Chappa and Paolini, were posted on the Town's website prior to the meeting for public viewing and consideration by the subcommittee members:

- Upper Level Planting Plan, dated 1/7/20, revised 2/10/21;
- Upper Level Lighting Plan, dated 1/7/20, revised 2/10/21;
- Upper Level Site Plan, dated 1/7/20, revised 3/18/21; and
- Lower Level Site Plan, dated 1/7/20, revised 3/18/21.

In Attendance at the Remote Meeting:

Cathy Walsh, Subcommittee Co-Chairman, and P&Z Commission Member
Al Gratrix, Jr., Subcommittee Co-Chairman, and P&Z Commission Alternate
Michael Cammeyer, P&Z Commission Member and Commission's Secretary
William Achilles, Achilles Architects, Applicant
Mary Young, Planning and Zoning Director

1. New Business:

- a. Review of the revised site plan for 877 Post Road East pursuant to the Planning and Zoning Commission's Resolution #PZ-20-001854 granting Site Plan Approval and requiring review by the Commission's Landscape Subcommittee prior to issuance of a Zoning Permit. Applicant: Bill Achilles of Achilles Architects.**

The meeting began at 2:00pm.

Cathy Walsh opened the meeting and identified who was in attendance and identified the purpose of the meeting. She then recognized William "Bill" Achilles, the applicant.

Bill Achilles offered his gratitude to the subcommittee members for convening the meeting and offered before he is asked, he concedes there is a need to increase the size of the proposed front landscaping trees from 2"-2.5 " caliper to 4" caliper at a height of 10-12' consistent with §35-2.2.3 of the Zoning Regulations. He shared he is aware of the requirements, he wasn't trying to get away with anything, and he apologized that the plans left his office with what must be a typo.

Ms. Walsh and Mr. Gratix thanked Mr. Achilles and accepted his offer.

Ms. Walsh inquired of Mr. Achilles, whether Red Maples are appropriate, or should they be substituted for Sugar Maples?

Mr. Achilles offered to substitute all or provide a mix of both; whatever the Subcommittee members preferred. It was agreed a mix of red and sugar maples was acceptable.

Al Gratix requested Mr. Achilles modify his proposed Buffer Strip plantings to substitute Thuja Green Giant, (*Thuja standishii* x *plicata*) for American Arbor Vitae, (*Thuja Occidentalis*).

Mr. Achilles agreed to the suggestion offered by Mr. Gratix.

Mary Young reviewed the memorandum prepared by Michelle Perillie dated 3/26/21 (attached) concluding the plan revisions requested in the P&Z Commission's resolution of approval had been completed.

Mr. Achilles concurred and offered to "share screens" if subcommittee members desired.

The subcommittee members confirmed no need as they had already reviewed the plans.

Mary Young inquired when would the project begin and had the landlord notified the tenants?

Mr. Achilles confirmed the tenants have been notified, the project will begin as soon as possible, and will hopefully be completed by Thanksgiving 2021.

Mr. Gratix made a motion to approve the applicant's landscape plan with the revisions agreed to by the applicant.

Ms. Walsh seconded the motion.

Unanimous approval was granted by the Landscape Subcommittee Members to approve the plans subject to the following revisions being completed and submitted to the Planning and Zoning Department when seeking a Zoning Permit:

1. Modify the ~~Front~~ Street & Parking Lot Landscape trees to be listed as 4" in caliper and 10-12' in height;
2. Substitute half of the Red Maple trees for Sugar Maples trees to provide a mix; and
3. Substitute Thuja Green Giant, (*Thuja Standishii* X *Plicata*) for American Arbor Vitae, (*Thuja Occidentalis*) in the Buffer Strip.

The meeting concluded at 2:15pm.

Respectfully Submitted by Mary Young, Planning and Zoning Director, March 31, 2021

Memorandum

To: Members, Planning and Zoning Commission's Landscape Subcommittee
From: Michelle Perillie, Deputy Planning and Zoning Director
Date: March 26, 2021
Re: 877 Post Road East, P&Z Commission Landscape Subcommittee Review, pursuant to Res. #PZ-20-00874

Background

The Planning and Zoning Commission granted Site Plan approval per Res. #PZ-20-00874 at the March 11, 2021 meeting. Modifications to the resolution required review and approval of the applicant's revised site plan prior to issuance of a Zoning Permit.

Update

The applicant submitted a revised Site Plan, "*Proposed Parking Lot Expansion*" (2 sheets), prepared by Chappa Site Consulting, LLC, dated 1/7/20, revised 3/18/21. Staff reviewed the Site Plan and concludes all modifications appear to have been satisfied.

Requirements of Resolution

Modification #10A(2): "Relocate trash enclosure to the bottom of the ramp on the lower level."

Modification #10D: "Landscaping to be reviewed and approved by the Landscape Subcommittee."

Plan Reviewed

"*Proposed Parking Lot Expansion*" (2 sheets), prepared by Chappa Site Consulting, LLC, dated 1/7/20, revised 3/18/21