

PLANNING AND ZONING COMMISSION ACTION MINUTES

January 10, 2013

I WORK SESSION

**Room 201/201A
7:00 P.M.**

Approval of minutes:

(The following items will be discussed and voted on as time permits. The public may observe the work session but not participate.)

1. Old Business

- a) **Amendment #653:** Appl. #12-048 by Frederick William Hoag Architect for property owned by The Maxx and Luke LLC for a map amendment to the Westport Zoning Map to rezone properties at 44 Church Lane, PID #C10155000 from RORD 2, (Restricted Office Retail District) and BCD (Business Center District) to BCD (Business Center District).

Seated: Catherine Walsh, Jack Whittle, Chip Stephens, Al Gratrix, Ron Corwin, Howard Lathrop, Nora Jinishian

Action: Adopted

**Vote: 4 – 3 {Corwin, Lathrop, Jinishian, Gratrix} in favor
{Walsh, Whittle, Stephens} opposed**

Effective Date: 2/11/13

- b) **Amendment #654:** Appl. #12-050 by William Achillies, Achillies Architects for a text amendment to the zoning regulations to modify §29-2.2.1 (a) to allow for retail above first floor with specific criteria in BCD (Business Center District) zone.

Seated: Catherine Walsh, Jack Whittle, Chip Stephens, Al Gratrix, Ron Corwin, Howard Lathrop, Nora Jinishian

Action: Denied

Vote: 7 - 0

- c) **Amendment #647:** Appl. #12-011 by the Planning and Zoning Commission for a text amendment to the zoning regulations to modify §4-2 (Map Established), to add references in description of Zoning Map, §31-10 (Coastal Area Regulations), to modify requirements to be consistent with the Connecticut General Statutes, §31-11.3 (Flood Protection Requirements), to clarify role of Floodplain Coordinator, §43-11 (Time Period and Expiration), to modify timeframes for approvals to be consistent with the Connecticut General Statutes, §44-1 (Documents), §45-3.3 (Building Plan), §52-4 (Applications), to modify

list of submission materials for Site Plan, Zoning Permit and Subdivision applications, §45-3 (Zoning Permits), to codify in the Zoning Regulations that a Zoning Permit be obtained prior to occupancy of a commercial building, §45-3.2.3 (Plot Plan), to require a vicinity map on plans used to obtain a Zoning Permit.

Seated: Catherine Walsh, Jack Whittle, Chip Stephens, Al Gratrix, Ron Corwin, Howard Lathrop, Nora Jinishian

Action: Adopted in part/withdrawn in part

**Vote: 6 – 0 – 1 {Walsh, Whittle, Stephens, Gratrix, Corwin, Jinishian} in favor
{Lathrop} abstained**

Effective Date: 2/15/13

2. Other Items

a) **Discussion of second round of P&Z staff amendments – No Action**

ANNUAL MEETING

1. Election of Officers

Catherine Walsh – Chairman	Vote 7 – 0
Jack Whittle – Vice Chairman	Vote 7 – 0

2. Appointment of Alternates

3. Committee Assignments

- Landscape Committee – Howard Lathrop
- Regulation Review – As needed
- Others if needed
 - Traffic Committee – Catherine Walsh
 - Parking Committee – Chip Stephens
 - GBD/Riverviews Committee – Jack Whittle, Catherine Walsh
 - Flood Zone Regulation Committee – Jack whittle

4. Appointment of SWRPA Representative

5. Planning and Zoning Meeting Schedules

- Public Hearings
- Work Sessions
- Field Trips (Time, Day)

6. Update on Planning and Zoning Issues

7. Planning and Zoning Goals and Objectives

8. Planning and Zoning By-Law Review

9. Other