

PLANNING AND ZONING COMMISSION ACTION MINUTES

January 3, 2013

I PUBLIC HEARING

Auditorium
7:00 P.M.

1. **Amendment #652:** *(The following application is continued to 12/20/12 and further continued to 1/17/13. No testimony will be taken at this hearing)* Appl. #12-044 by Coke Anne Wilcox for a text amendment to the zoning regulations to amend §11-2.3.12 (Historic Residential Structures), to add the words “which shall include a Guest House/Tourist Home use pursuant to Section 32-18.5.d. herein”, to amend §11-2.4.5 to add the words “except as specified in Section 32-15.5.d. herein”, to add the following sections, §32-18.5.d, Allow a Guest House/Tourist Home use in a Historic Residential Structure: §32-18.5.d.1, (Qualifications), §32-18.5.d.2, (Occupancy), §32-18.5.d.3, (Operation), §32-18.5.d.4, (Signs & Parking), §32-18.5.d.5, (Certification), §32-18.5.d.6, (CAP and Spacing).

Action: No testimony taken, continued to 1/17/13

2. **Amendment #655:** Appl. #12-052 by Lawrence Weisman, Esq. for property owned by DIV Riverside Loan, LLC, c/o The Davis Companies for a map amendment to the Westport Zoning Map to rezone property at 325 Riverside Avenue, PID #C07005000 from Residence C to GBD, (General Business District).

Seated: Catherine Walsh, Chip Stephens, Jack Whittle, Carolanne Curry, Howard Lathrop, Ron Corwin, Nora Jinishian

Action: Adopted

Vote: 6 – 1 {Walsh, Whittle, Curry, Lathrop, Corwin, Jinishian} in favor
{Stephens} opposed

Effective Date: 2/1/13

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.)

2. 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: Walsh, Whittle, Stephens, Gratrix, Corwin, Lathrop, Jinishian

Action: No action

- 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: Walsh, Whittle, Stephens, Gratrix, Corwin, Lathrop, Jinishian

Action: No action

- 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: Walsh, Whittle, Stephens, Gratrix, Corwin, Lathrop, Jinishian

Action: No action

3. Other Items

- a) **Discussion of second round of P&Z staff amendments –No action**
- b) **319 Post Road East, Planning and Zoning resolution #12-015, request for bond reduction – Bond Reduced to \$1,725.00**
- c) **561 Post Road East, Planning and zoning Resolution #11-041 and #12-009, discussion regarding reserved parking – Discussed, abeyance given until 3/1/13**
- d) **0 Newtown Turnpike, Planning and Zoning Resolution #03-009 and 03-010, request for modification – applicant to appear before the Architectural Review Board and then return to the Planning and Zoning Commission for a final approval**

ANNUAL MEETING – No Action

1. Election of Officers
2. Appointment of Alternates
3. Committee Assignments
 - Landscape Committee

- Regulation Review
 - Others if needed
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