



Town of Westport
Planning and Zoning Commission
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Minutes
Planning and Zoning Commission's
Zoning Regulation Revision Subcommittee
Friday, June 18, 2020 12:00pm

P&Z Commissioners in Attendance:

Danielle Dobin, Subcommittee Member and P&Z Commission Chair
Paul Lebowitz, Subcommittee Member and P&Z Commission Member
Michael Cammeyer, Subcommittee Member and P&Z Commission Member
Neil Cohn, P&Z Commission Member
Amy Tesler, P&Z Commission Member

Public in Attendance

Ward Doonan, Westport resident, Racquets Advisory Committee Member
Wendy Crowther, Westport resident
Sharon Levin, Westport resident
Jay Walshon, Westport resident
Cathy Walsh, Westport resident
John Suggs, Westport resident
Stephen Carpentieri, Westport restaurateur
Tom Lowrie
Doug Quinn

P&Z Staff

Michelle Perillie, Deputy Planning and Zoning Director
Michael Kiselak, Planner

Town of Westport Officials

Jennifer Fava, Parks & Recreation Director
Charlie Haberstroh, Parks & Recreation Commission Chair
Elaine Daignault, Human Services Department Director
Matthew Mandell, RTM Member District 1, Planning & Zoning Committee Chair
Harris Falk, RTM Member District 2

P&Z Zoning Regulation Revision Chairman Danielle Dobin welcomed meeting attendees and read the first of two agenda items into the record.

1. Discuss potential changes §40, Dedicated Open Space and Recreation District (DOSRD), of the Zoning Regulations as a follow up to feedback received at the 5/11/21 P&Z Commission's POCD High Level Review Subcommittee meeting,

Ms. Dobin announced that today's first agenda item represents a follow-up to feedback received at the P&Z Commissions 5/11/21 POCD High Level Review Subcommittee meeting, regarding need to improve recreational opportunities and amenities to compliment the Senior Center located at Barons South in the DOSRD #2. Members of the community have stated that there is a dearth of amenities available at the Barons South property and that seniors desire better use of the land.

Ms. Dobin asked Planning and Zoning Deputy Director Michelle Perillie to give a history of the Barons South property.

Ms. Perillie explained that the property was acquired in 1997 and approval was granted in 2003 for the Senior Center. Barons South was rezoned to DOSRD #2 in 2015 to allow for certain recreational uses.

Ms. Dobin asked for other Town Officials to offer their input, including Ms. Fava (Parks & Recreation Director), Mr. Haberstroh (Parks & Recreation Commission Chair), and Ms. Daignault (Human Service Department Director).

Following that, Ms. Dobin asked for input from the Planning & Zoning Commissioners in attendance: Mr. Cammeyer, Mr. Cohn, and Ms. Tesler.

Ms. Dobin provided the public with an opportunity to comment, followed by the members of the RTM in attendance (Matt Mandell and Harris Falk).

Lastly, Ms. Perillie read an email submitted by a resident, Ms. Batteau in opposition to more development of Barons South.

Ms. Dobin closed discussion of agenda Item #1 and read Item #2 into the record.

2. Open discussion of expanded outdoor dining regulation impacts, and any issues and feedback, in consideration of creating more permanent regulations.

Ms. Dobin described that the second agenda item is intended to solicit feedback and ideas for making permanent the temporary Covid-19 pandemic-era rules providing restaurants and other businesses with the opportunity to expand capacity through easier access to outdoor space, per §32-20A and §32-28. The Subcommittee wishes to determine what parts of the temporary rules were considered effective or beneficial and to whom, and to evaluate permanent options post-pandemic. The Subcommittee recognizes a desire amongst some members of the public to have a relationship between indoor and outdoor capacity and to have prevent inequitable opportunities. There is also a concern about loss of parking. Ms. Dobin clarified that there are no imminent changes to the temporary regulations as of this meeting.

Ms. Dobin recognized the other members of the Planning & Zoning Commission in attendance for them to provide input: Ms. Tesler, Mr. Cammeyer, and Mr. Cohn. All agreed that the activation of outdoor space is generally positive although parking and equity should be considered.

Ms. Dobin provided the public with an opportunity to comment, followed by Matt Mandell, speaking in his capacity as the Executive Director of the Westport Weston Chamber of Commerce.

Ms. Dobin asked if it's possible to make a connection between outdoor capacity and indoor capacity or kitchen size?

Mr. Cammeyer stated that he would like to hear more input from local restauranteurs at a future meeting to better understand the opinions within the restaurant community.

Mr. Lebowitz recognized the desire to craft equitable rules but cautioned that it may not be possible to legislate-out the benefits that some locations enjoy.

The Commission agreed that Health Department should be consulted in crafting permanent outdoor dining regulations for a relationship between indoor capacity or kitchen size.

Ms. Dobin closed the meeting and asked Ms. Perillie to research and report on what neighboring towns and cities are doing in their response to Covid-19 with respect to outdoor dining and business expansion.

Ms. Perillie read an email from Scott Beck applauding the P&Z Commission for their efforts for restaurateurs during COVID.

The meeting concluded at 1:30 p.m.

A full audio recording of the meeting is archived and available on the Town of Westport's website, [here](#).

Respectfully Submitted by Michael Kiselak on June 23, 2021.