



Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
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www.westportct.gov

May 28, 2021

The following meeting of the Planning & Zoning Commission was held remotely using Zoom Technology:

Planning and Zoning Commission Minutes

May 27, 2021

Meeting Started: 6:00P.M.

P&Z Commission Members and Alternates in attendance:

Danielle Dobin, Paul Lebowitz, Michael Cammeyer, Neil Cohn, John Olefson, Amie Tesler, Patrizia Zucaro, & Nicole Laskin.

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

I PUBLIC HEARING

- 1. Text Amendment #787:** Appl. #PZ-21-00099 submitted by Redniss and Mead c/o Richard W. Redniss to amend §25, Highway Service District to modify §25-14.1, Purpose, to modify §25-14.2, Special Permit Uses, to modify §25-14.4, Setbacks and to add §25-14, Adaptive Reuse to Residential Development, permitting Multi-Family Development where "Automobile Uses will not be displaced," with a 15% requirement for on-site affordable housing and a limit of two developments. A copy of the text amendment is available on-line at www.westportct.gov, is on file in the Town Clerk's Office, is on file in the Planning and Zoning Office, and is attached to this notice.

Action: Testimony received, hearing closed.

Adopted as Modified, Vote: 4-2 (Zucaro, Olefson) See attached report.

Effective Date: 6/9/21.

- 2. 950 Post Road East:** Special Permit/Site Plan Appl. #PZ-21-00100 submitted by Redniss and Mead c/o Richard W. Redniss to convert an existing commercial building to a multi-family housing containing 14 residential units, pursuant to adoption of pending Text Amendment #787, located in the Highway Service District, PID# F09059000.

Action: Testimony received, hearing closed.

Granted, Vote: 4-2 (Zucaro, Olefson) See attached report.

Effective Date: 6/10/21.

3. **Text Amendment #793:** #PZ-21-00226 submitted by Peter Romano/ LANDTECH to amend §5, Definitions, to modify the swimming pool definition to exclude swimming pools of a certain size from Total Coverage calculations; to amend §5, Definitions, to create a new definition for Sports Court, and to exclude Sports Courts of a certain size from Total Coverage calculations; to modify §11-2.4 Accessory Uses permitted in a Residence AAA district, to modify language for Swimming Pools to exclude them from Total Coverage calculations; and add language permitting Sports Courts as an Accessory Use to a Dwelling and to exclude Sports Courts from Total Coverage calculations. The amendment if adopted will apply to all properties in all zoning districts. A copy of the text amendment is available on-line at www.westportct.gov, is on file in the Town Clerk's Office, is on file in the Planning and Zoning Office, and is attached to this notice.

Action: Testimony not received, continued to future hearing.

4. **1076 Post Road East:** Site Plan Appl. #PZ-21-00299 submitted by Fredrick W. Hoag, FWH Architect, for property owned by Post Plaza LLC for façade renovations, parking lot modifications, and to occupy former Barnes & Noble and Marshall's Shoe Store space with a new retail grocery store tenant, for property located in the Highway Service District, PID#F09050000.

Action: Testimony received, hearing closed.

Approved, Vote: 7-0 See attached report.

III 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:

71 Hillandale Rd- Request to modify Resolution #19-064.- Unanimously approved.

Meeting Ended 9:15pm

Respectfully submitted by S. McNally, May 28, 2021