



Town of Westport
Planning and Zoning Commission
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Minutes

Planning and Zoning Commission's

Zoning Regulation Revision Subcommittee

Wednesday, June 30, 2021 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

Public in Attendance

Ward Doonan
Wendy Crowther
Cathy Walsh
Stephen Carpentieri (Westport restaurateur)
Valerie Jacob
Howard Bass (Westport restaurateur)
Massimo Tullio (Westport restaurateur)
Peter Mennonan
Helen Garten
Antonio Menta
James Foster
David Waldman
Representative for Romanacci Restaurant

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
Jimmy Izzo, RTM Member, District 3
Wendy Batteau, RTM Member, District 8
Sal Liccione, RTM Member, District 9
Lora Hayes, Westport Weston Health District Staff
Eileen Flug, Town Attorney's Office

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

1. Discuss potential changes to §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 and the 6/18/21 P&Z Commission's Zoning Regulation Revisions Subcommittee meeting.

Ms. Dobin announced that today's first agenda item represents a follow-up to feedback received at the P&Z Commission's 5/11/21 POCD High Level Review Subcommittee meeting and at the 6/18/21 Zoning Regulation Revisions Subcommittee meeting. The intent today was to discuss a preliminary proposal for zoning revisions that would provide flexibility for the future planning of recreational opportunities at the Barons South property (60 Compo Road S). The P&Z Commission has an interest in removing zoning obstacles that prevent Town agencies and officials from implementing plans for the site.

Ms. Dobin explained that the property is 20 acres and was rezoned entirely to DOSRD-2 in 2015. The RTM petitioned to overturn the rezoning but fell short of the required votes. The park is currently limited with respect to parking, access, facilities, and amenities.

The proposal includes the creation of a new DOSRD sub-category (DOSRD-4) modifications to the permitted activities in DOSRD-2 (to allow Town-owned art galleries), and map changes to rezone parts of Barons South into the new DOSRD-4. An accompanying map was provided to show the areas proposed as DOSRD-2 and -4. The new DOSRD-4 would permit active reaction facilities and associated structures. See attached draft map and draft text modifications.

At the 6/18/21 meeting, some attendees expressed interest in expanding the allowable uses of Barons South to include active reaction facilities, such as for pickle ball. Some attendees expressed a desire to preserve the land as open space without active recreation facilities.

Ms. Dobin asked for input from the Planning & Zoning Commissioners in attendance: Mr. Cohn, Mr. Cammeyer, and Mr. Lebowitz. All three expressed support for the mixed-use proposal.

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). All three expressed generally favorable opinions of the mixed-use nature, noting that finding the right balance between active/passive space is important.

Ms. Dobin provided the public with an opportunity to comment, including the members of the RTM in attendance. Comments ranged from support for the mixed active/passive aspects to support for not allowing active recreation facilities on site.

Resident Valerie Jacobs brought up the idea of adopting "green zone" regulations, which Ms. Dobin asked Ms. Fava to explore the feasibility of.

RTM Member Mr. Mandell stated a desire to see a plan from the Town before opening the door too broadly. Mr. Cammeyer acknowledged Mr. Mandell's statement.

(Chairman Dobin had to leave the meeting abruptly during the public comment phase and appointed Mr. Cammeyer to lead in her absence.)

Mr. Cammeyer 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. Perillie explained that the P&Z Department has been in contact with Mark Cooper of the Westport-Weston Health Department regarding their regulation of restaurant capacity. Mr. Cooper's statement is attached herein. The P&Z Department has also been researching what regulations other cities and towns have been implementing. The existing Westport regulations include a maximum outdoor capacity of 20% of the interior capacity. The P&Z Department and Commission desire more input from the public, specifically restauranteurs, to help craft future permanent regulations that build off the popularity of the temporary Covid-19-era rules.

Ms. Perillie agreed to do further research into the origins of the 20% capacity rule.

Mr. Cammeyer opened the floor for public comments from restauranteurs, individuals, and the RTM members in attendance. The general consensus was in favor of carrying forward some form of expanded outdoor dining capacity and in favor of finding ways for more businesses to have access to benefits, even in locations where site characteristics impeded outdoor expansion during the Covid-19 restriction period.

Mr. Cammeyer thanked everyone for their input and advised them to stay tuned for more information in the future on this topic.

The meeting concluded at 1:25 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 July 2, 2021.