



Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145
www.westportct.gov

September 23, 2021

SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:

Pursuant to the Governor's Executive Order No. 7B, there will be no physical location for this meeting. This meeting will be held electronically and live streamed on www.westportct.gov. This meeting will also be shown on Optimum Government Access Channel 79 and Frontier Channel 6020. Public comments may be received PRIOR to the Public Hearing and should be sent to PandZ@westportct.gov by 12:00pm the day of the hearing. Meeting materials are available at www.westportct.gov, on the Planning and Zoning Department web page under "P&Z Pending Applications & Recent Approvals".

Instructions to Attend ZOOM Meeting:

Phone: + 1 646 876 9923 US (New York)

Meeting ID: 830 1480 2684

Passcode: 822868

ZOOM Link: <https://us02web.zoom.us/j/83014802684?pwd=dUFpQlhueWZUaFprek05TzJmd3l6UT09>

AGENDA

PLANNING & ZONING COMMISSION
THURSDAY, September 30, 2021,
START TIME: 6:00 PM

I PUBLIC HEARING

- 1. 27 Mayflower Parkway:** *(This application was opened on 9/2/21 hearing with testimony and was continued to 9/30/21 hearing.)* Special Permit/ Site Plan Appl.#PZ-21-00504 submitted by Kevin Poole, RPM Home Inc. for property owned by Susan and Matthew Byer for grading that is not exempt per Sec. 32-8 associated with excavation and fill activities proposed in the side and rear yard, for property located in the Residence AA zone, PID#D05076000 *(Must close by 10/7/21).*
- 2. Text Amendment #801:** Appl.#PZ-21-00614 submitted by the Planning and Zoning Commission for a request to modify Sec. 31-11.3.4 found in Sec. 31-11, Floodplain Regulations, to clarify language previously adopted in Text Amend. #759, to require floodproofing be required to the Base Flood Elevation plus 1-foot consistent with the Building Code. A copy of the proposed text amendment is available on-line at www.westportct.gov is on file in the Westport Town Clerk's Office and is on file in the Westport Planning and Zoning Office *(no action deadlines).*
Applicant Presentation Time: 5 Minutes.

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.)

New Business:

- a. **2 Surf Road:** Coastal Site Plan Appl. #PZ-21-00699 submitted by Andy Soumelidis of LANDTECH for property owned by Matthew Feldman for proposed new single-family residence, pool, patio, and driveway, for property located in the Residence A zone, PID#B01030000 *(Must decide by 11/6/21)*.
- b. **126 & 128 Bayberry Lane (aka Belta Farm Subdivision):** Request for 2nd 90-day extension to record the subdivision map on the land records. *(Action needed before subdivision approval expires on 10/7/21 based upon 1st extension granted)*.
- c. **16 Fresenius Road:** Request for 90-day extension to record the subdivision map on the land records. *(Action needed before subdivision approval expires on 10/8/21)*.
- d. **50 Compo Mill Cove:** Request to modify Condition #13 of Resolution # PZ-21-00851 to modify completion date *(Action needed by 9/30/21)*.
- e. **Discussion on Draft Text Amendment:** Draft text amendment intended to reduce the "Paper Footprint" of the TOW and make regulations consistent with current requirements.

Old Business:

- a. **Discussion on Affordable Housing Plan:** (As a follow up to "homework" assignment given at 7/27/21 mtg.) P&Z Commissioners to share observations and recommendations on desirable locations for future affordable housing.

A copy of the Legal Notice/ Agenda for the Planning & Zoning Commission hearing on September 30, 2021, is available online at www.westportct.gov, on the Planning and Zoning Department web page under "Planning & Zoning Department".

It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or eflug@westportct.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

Dated at Westport, Connecticut on this 23RD day of September 2021, Danielle Dobin, Chairman, Planning and Zoning Commission.

Text Amendment #801/#PZ-21-00614

Submitted: 8/5/21

Received: 9/2/21

Public Hearing: _____

Adopted: _____

Effective date: _____

Deleted language is ~~struck out and in brackets~~; New language is underlined.

§31 REGULATIONS APPLYING TO ALL DISTRICTS

31-11 Floodplain Regulations

31-11.3.4 Flood Zone AE

In all special flood hazard areas designated as Flood Zones AE the following additional standards shall apply:

- a. All new construction and substantial improvements of residential structures shall have the lowest floor (including basement or cellar) elevated at least one (1.0) foot above the base flood level.
- b. All new construction and substantial improvements of non-residential structures shall:
 1. have the lowest floor (including basement or cellar) elevated at least one (1.0) foot above the base flood level, ~~or~~ and
 2. together with attendant utility and sanitary facilities, shall be designed so that below the base flood level plus 1 foot the structure is watertight with walls substantially impermeable to the passage of water and with structural components of resisting the hydrostatic and hydrodynamic loads and effects of buoyancy. Where flood proofing is utilized for a particular structure in accordance with this section, a registered professional engineer or architect shall certify that the flood proofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood plus 1 foot, and a record of such certificates indicating the specific elevation (in relation to mean sea level) to which such structures are flood proofed, shall be filed with the Zoning Enforcement Officer.
- c. Encroachments, including fill, new construction, substantial improvements, and other developments within the adopted regulatory floodway, that would result in any increase in flood levels within the community during the occurrence of the base flood discharge, be prohibited.
- d. The placement of any manufactured homes or mobile homes, within the adopted regulatory floodway, shall be prohibited.