



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

September 3, 2021

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

Planning and Zoning Commission Minutes

September 2, 2021

Meeting Started: 6:00P.M.

P&Z Commission Members and Alternates in attendance:

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

P&Z Staff & Others:

Mary Young, P&Z Director.
Michelle Perillie, P&Z Deputy Director.
Nicholas Bamonte, Town Attorney.
Keith Wilburg, Town Engineer.

I WORK SESSION

- Discussion and potential vote on a Democratic P&Z Alternate.
Action: Discussed and unanimously voted in as a Planning and Zoning Commission Democratic Alternate.
- To discuss with the Town Engineer drainage issues and possible subcommittee meeting to explore updating our drainage regulations.
Action: Discussed, item will be added to the Regulation Revision Subcommittee.

II PUBLIC HEARING

1. **Text Amendment #799:** Appl. #PZ-00597 submitted by the Planning and Zoning Commission to add definitions in §5-2 of the Westport Zoning Regulations for "Cannabis" and "Cannabis Establishments;" to modify the definition for "Dispensary Facility;" and to add a new section to §31, Regulations Applying to All Districts, entitled §31-16, "Prohibition on Cannabis Establishments," prohibiting Cannabis Establishments, with the exception of Dispensary Facilities, in all zoning districts in the Town of Westport. 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.
Action: Item opened; Testimony received.
Adopted as Modified, 7-0, see resolution.
Effective Date: 9/15/21

2. **4 Blue Chip Lane:** Coastal Area Management Site Plan Appl.#PZ-21-00442 submitted by Andy Soumelidis, LANDTECH for property owned by Justin & Lauren Walters for construction of a new single-family residence, pool, patio, and driveway and to find consistency with the coastal area management act, for property located in the Residence A zone, PID#A02018000.
Action: Item opened; Testimony received.
Approved, 7-0, see resolution.

3. **27 Mayflower Parkway:** 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.
Action: Item opened; Testimony received; item continued to 9/14/21 hearing.

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:

- Draft Text Amendment from the Landscape Subcommittee to modify Sec. 35-4, Landscaping of Developed Sites, and determine if it may be converted to a formal Text Amendment and scheduled for future public hearing.
Action: Discussed, straw poll taken and decided to bring to public hearing.
- **Approval of Minutes: 7/8/21 & 7/22/21**
Action: Unanimously Approved.
- Bond Release Requests:
 - **7 Hillside Lane-** Res.#18-043- Exc & Fill- \$2,057.00
Action: Approved to release, 6-0.
 - **793 Post Road East-** Res.#17-037A- S&E Controls- \$44,629.00
Action: Approved to release, 6-1(Cammeyer)-0.

Meeting Ended 10:47pm

Respectfully submitted by S. McNally, September 3, 2021