



Town of Westport
Planning and Zoning Commission
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October 10, 2021

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

Planning and Zoning Commission Minutes

September 30, 2021

Meeting Started: 6:00P.M.

P&Z Commission Members and Alternates in attendance:

Danielle Dobin, Paul Lebowitz, Michael Cammeyer, Neil Cohn, Jon Olefson, Patrizia Zucaro & John Bolton.

P&Z Staff & Others:

Mary Young, P&Z Director.

Michelle Perillie, P&Z Deputy Director.

I PUBLIC HEARING

- 1. 27 Mayflower Parkway:** *(This application was opened on 9/2/21 with testimony received and continued to 9/30/21)* 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: Testimony received, item closed.
Vote: Granted, 6-0, see attached resolution. Mr. Olefson was not seated on this item.
- 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.
Action: Item opened, Testimony received, Item closed.
Vote: Adopted, 7-0, see resolution,
Effective Date: 10/15/21

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:

- **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.
Action: Discussed.
Vote: Approved, 7-0, see resolution.

- **126 & 128 Bayberry Lane (aka Belta Farm Subdivision):** Request for 2nd 90-day extension to record the subdivision map on the land records.
Action: Item discussed.
Vote: Request granted, 7-0, see attached letter.

- **16 Fresenius Road:** Request for 90-day extension to record the subdivision map on the land records.
Action: Item discussed.
Vote: Request granted, 7-0, see attached letter.

- **50 Compo Mill Cove:** Request to modify Condition #13 of Resolution # PZ-21-00851 to modify completion date.
Action: Item discussed.
Vote: Requested modified from 30 to 14 days, 7-0, see attached revised resolution.

- **Discussion on Draft Text Amendment:** Draft text amendment intended to reduce the "Paper Footprint" of the TOW and make regulations consistent with current requirements.
Action: Item discussed.
- **Vote: 7-0 agreement to formalize amendment and schedule a Public Hearing.**

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.
Action: Item discussed; will continue to discuss in Subcommittee.