



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

October 15, 2021

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

Planning and Zoning Commission Minutes

October 14, 2021

Meeting Started: 6:00P.M.

P&Z Commission Members and Alternates in attendance:

Paul Lebowitz, Michael Cammeyer, Neil Cohn, Amie Tesler, Patrizia Zucaro, John Bolton & Marc Levey.

P&Z Staff & Others:

Mary Young, P&Z Director.

Michelle Perillie, P&Z Deputy Director.

Pete Gelderman, Town Attorney.

I WORK SESSION

(The following items will be discussed and voted on as time permits. The public may observe the work session, but not participate.)

a. Approval of Draft Meeting Minutes- 9/2/21 & 9/30/21

Action: all unanimously approved.

II PUBLIC HEARING

- 1. Text Amendment #802:** *(This item will not be reviewed. A new Legal Notice will be published when ready for a public hearing.)* Appl. #PZ-21-00715 submitted by the Planning and Zoning Commission to add §35-2.8, Access to Fire Department Apparatus, to the Zoning Regulations requiring all landscaping shall comply with the access and obstruction requirements listed in the Connecticut State Fire Prevention Code; and to modify §35-4, Landscaping of Developed Sites, to restore discretion to the Planning and Zoning Commission to require any Site Plan and/or Special Permit application to comply with the landscaping requirements in §35, to the maximum extent possible without creating any new non-conforming conditions. 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 not discussed.

2. **Text Amendment #800:** Appl. #PZ-21-00600 submitted by the Attorney Eric Bernheim to add a new definition for “Non-Residential Balcony” in §5-2 of the Zoning Regulations, that identifies it will be exempt from Setback and Coverage requirements if all proposed criteria is met; to modify existing definitions in §5-2 to provide the necessary cross-references for the proposed Setback and Coverage relief for “Non-Residential Balconies” including modifying the definitions for “Building;” “Building Area and/or Footprint;” “Coverage, Building;” “Coverage, Total; and “Structure;” to modify §6-2.1.9 to exempt “Non-Residential Balconies” as defined from requiring a variance if/when added to a non-conforming building; to modify §24A-6.2, Coverage Exemptions, to distinguish the proposal from existing standards for residential balconies on buildings in the General Business District/Saugatuck (GBD/S); to modify §31-4, Projections in Setbacks, to add “Non-Residential Balconies” to the list of improvements that may project into setbacks; to modify §43-5.2 to allow all non-residential coastal activities to be reviewed by the Planning and Zoning Commission without the requirement for a public hearing, and to add new language in §43-5.2 authorizing the Commission to hold a public hearing on a case by case basis for Coastal Site Plans when they deem necessary.

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, no decision rendered.

3. **45 Compo Road South:** Appl. #PZ-21-00721 submitted by Cheryl Manley for property owned by Cheryl Manley for Excavation and Fill activities associated with creating cellar access to new Accessory Apartment and regrading of lawn area, for property located in the Residence A zone, PID# D09050000.

Action: Item opened, Testimony received, Item closed.

Vote: Adopted, 7-0, see resolution,

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, unless otherwise permitted by the Commission)

New Business:

- **50 Compo Mill Cove: Resolution #PZ-21-00851:** Continued review of request submitted by LANDTECH on behalf of Pasquale Malpeso to modify Condition #13 of Resolution # PZ-21-00851 to modify completion date and receive status report from the applicant *(action needed by 10/14/21)*

Action: Item discussed.

Vote: Require newly constructed slope to be removed and construction to be documented at each step with photographs. Date of completion to be within 30-days, or by November 14, 2021. Planting can be delayed until spring.

- **Discussion on Draft Text Amendment:** Draft text amendment to require finished side of fence be facing toward neighbor or street.

Action: Item not discussed.

Old Business:

No old business

Meeting Ended 10:00pm

Respectfully submitted by S. McNally, October 15, 2021