

PLANNING AND ZONING COMMISSION ACTION MINUTES

July 25, 2013

I PUBLIC HEARING

Auditorium
7:00 P.M.

1. **35 Elm Street:** *(The following application has been withdrawn by applicant. It will be resubmitted)* §8-24 Request by the First Selectman for a report from the Planning and Zoning Commission regarding the relocation of the Gunn house from 35 Church Lane to 35 Elm Street in the Baldwin parking lot, in a Res A zone, PID #C10143000.

Action: This application was withdrawn by the applicant.

2. **24 Ludlow Road:** Appl. #12-040 by Lawrence P. Weisman/Eric Bernheim for property owned by Beit Chaverim Synagogue for a CAM Special Permit and Site Plan approval for construction of a new synagogue in a Res AA zone, PID #C09060000.

Seated: Catherine Walsh, Chip Stephens, Tim Wetmore, Al Gratrix, Ron Corwin, Howard Lathrop, Nora Jinishian

Action: Testimony taken, hearing closed, no decision

3. **Amendment #660:** Appl. #13-018 by Lawrence Weisman and Mel Barr for a text amendment to the zoning regulations to modify Sec. 34-11.2 (Curb Cuts and Access Drives) to allow a third driveway on corner lots to serve the residential portion of the site, to modify Sec. 39A-3.1 (Designation/Uses Permitted) to allow 25% of parking and loading to serve non-residential uses in the residence district on corner lots only, to modify Sec. 39A-14 (Parking) to restrict parking between building and arterial street only and to restrict parking between building and street with greater frontage on corner lots.

Seated: Catherine Walsh, Chip Stephens, Jack Whittle, Carolanne Curry, Ron Corwin, Howard Lathrop, Nora Jinishian

Action: Testimony taken, hearing closed, no decision

4. **295 & 297 Saugatuck Avenue:** Appl. #13-034 by Barr Associates, LLC and Peter Cadoux Architect for property owned by Saugatuck Acquisitions, LLC for a CAM Site Plan approval for a new single family dwelling in a Res AA zone, PID #B03003000 and #B03004000.

Seated: Catherine Walsh, Chip Stephens, Jack Whittle, Al Gratrix, Ron Corwin, Howard Lathrop, Nora Jinishian

Action: Approved

Vote: 7 - 0

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.)

1. Old Business

- a) **0 Church Lane:** Appl. #13-023 by Bedford Square Associates, LLC for property owned by YMCA of Weston/Westport, Inc for a CAM Special Permit and Site Plan approval for a 101,892 SF mixed use retail, restaurant, office and residential complex with 26 dwelling units including 5 affordable and 104 new on site parking spaces, in a BCD/H and RORD2 zone, PID #C09140000 and C10144000.

Seated: Catherine Walsh, Jack Whittle, Chip Stephens, Al Gratix, Ron Corwin, Howard Lathrop, Nora Jinishian

Action: Discussed, no decision

- b) **561 Post Road East:** Appl. #13-019 by Kenneth Nemeth /Urban Outfitters for property owned by CJ Curran, LLC and WHK, LLC for a Site Plan approval for additional parking spaces to be constructed as activation for future reserve parking, in a RBD zone, PID #E09670000.

Seated: Catherine Walsh, Jack Whittle, Chip Stephens, Carolanne Curry, Ron Corwin, Howard Lathrop

Action: Granted

Vote: 6 - 0

- c) **Amendment #661:** Appl. #13-022 Barr Associates, LLC for a text amendment to the zoning regulations to modify §22-2.2.1 (Special Permit Uses) in the Restricted Office-Retail District (RORD), to allow Professional Healthcare Offices and Clinics but excluding Medical Offices and Clinics.

Seated: Catherine Walsh, Jack Whittle, Chip Stephens, Al Gratix, Ron Corwin, Howard Lathrop, Nora Jinishian

Action: Adopted – Effective date 8/26/13

**Vote: 5 – 2 {Stephens, Corwin, Lathrop, Gratix, Jinishian} in favor
{Walsh, Whittle} opposed**

2. **Other Items**

- a) Proposed changes to Subdivision Regulations – **No Action**
- b) Request for interpretation on Required Approvals – **No Action**
- c) Discussion regarding sub-committee report for parking and traffic sub-committee – **ok to release as text amendment**
- d) Discussion regarding river views and water access amendment – **ok to release as text amendment**
- e) **Hales Court, Planning and Zoning Resolution #08-104**, request for release of bond – **No Action**

ANNUAL MEETING – No Action

- 1. Update on Planning and Zoning Issues
- 2. Planning and Zoning Goals and Objectives
- 3. Planning and Zoning By-Law Review
- 4. Other