

PLANNING AND ZONING COMMISSION ACTION MINUTES

October 3, 2013

I PUBLIC HEARING

AUDITORIUM
7:00 P.M.

1. **1040 Post Road East:** Appl. #13-038 by Ann Day for property owned by Sandra and Mel Goldman for a Site Plan approval for additions to the building, modification of parking area and landscaping and other parking standards in a HSD zone, PID #F09053000.

Seated: Catherine Walsh, Jack Whittle, Chip Stephens, Al Gratrix,
Carolanne Curry, Howard Lathrop, Nora Jinishian

Action: Testimony taken, hearing closed, no decision

2. **Amendment #663:** *(The following application was opened and continued to 10/3/13. Testimony was taken at hearing)* Appl. #13-043 by the Westport Planning and Zoning Commission for a text amendment to the zoning regulations to modify §34-5 (Parking Requirements Table), Other Uses, to modify §34-8 (Joint Parking), to modify §34-11.2 (Curb Cuts and Access Drives), to modify §44-2.5 (Requirements for Traffic Impact Analysis).

(The parking portion of this application have been withdrawn)

Seated: Catherine Walsh, Jack Whittle, Chip Stephens, Tim Wetmore, Ron Corwin, Howard Lathrop, Nora Jinishian

Action: Hearing continued to 10/17/13. Testimony was taken

3. **Amendment #664:** *(The following application was opened and continued to 10/3/13. No testimony was taken)* Appl. #13-044 by the Westport Planning and Zoning Commission for a text amendment to the zoning regulations to modify §5-2 (Definitions), Public Waterfront Access, to modify §18-11 (Usable Open space), to modify §24A-10 (Public Waterfront Access), to modify §32-12.9 (Public Waterfront Access), to modify §39A-12 (Public Waterfront Access), to add §31-10.7.4 (Public Waterfront Access), to renumber §31-10.7.4 thru §31-10.7.6 to allow PWA to be added to the CAM regulations.

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

Action: Hearing continued to 10/17/13. Testimony was taken

4. **25 Kings Highway South:** Appl. #13-037 by Birchwood Country Club, Inc for property owned by Birchwood country Club, Inc for a Special Permit and Site Plan approval for a new maintenance facility and basketball court in a AA zone, PID #B07044000.

Action: Application withdrawn by applicant

5. **174 Long Lots Road:** Appl. #13-045 by The Fairfield County Hunt Club, Inc. c/o John F. Fallon, Esq. for property owned by The Fairfield County Hunt Club, Inc for a Special Permit & Site Plan approval for renovations and addition to the existing clubhouse in a Res AAA zone, PID #H11066000.

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

Action: Granted

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**
2. **Other Items**
 - a) **Discussion of staff text amendments** – submitted 8/15/13 – **discussed, ok to submit**
 - b) **Proposed changes to Subdivision Regulations** – submitted 5/9/13 – **no action**
 - c) **Request for interpretation on Required Approvals** – submitted 5/9/13 – **approved staff's interpretation**
 - d) **Discussion of text amendment for Site Plan Waiver for future reserve parking spaces** – submitted 8/15/13 – **discussed, ok to submit**
3. **New Business**
 - a) **35 Prospect Road, Planning and Zoning Resolution #10-010, OK to proceed with reconstruction of wall**
 - b) **Discussion of 8-24 Appeal to the RTM on The Gunn House**

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