

# PLANNING AND ZONING COMMISSION ACTION MINUTES

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March 20, 2014

*Executive Session with Town Attorney, Ira Bloom  
to discuss 1385 Post Road East and potential  
litigation regarding amendment #672 - Discussed*

**Room 203  
6:30 P.M.**

## **I PUBLIC HEARING**

**AUDITORIUM  
7:30 P.M.**

**Approval of Minutes: 2/06/14, 2/20/14, 2/27/14 - APPROVED**

1. **Amendment #672:** *(The following application was opened and continued from 3/6/14. Testimony has been taken)* Appl. #14-007 by the Westport Planning and Zoning Commission for Text Amendments to the Zoning Regulations to add to §5-2 Definitions, "Lot, Adjoining;" to modify §29-8.1 (Floor Area Maximum); to add §29-14 (Combining Lots and Single Uses Across Lot Lines); to modify §29A-8.1 (Floor Area Maximum); to modify §29A-11 (Parking and Loading); and to add §29A-15 (Combining Lots and Single Uses Across Lot Lines)

**Seated: Chip Stephens, Jack Whittle, Al Gratrix, Alan Hodge, Andra Vebell, David Lessing**

**Action: Hearing continued to 5/1/14. Testimony was taken**

2. **180 Post Road East/0 Bay Street:** Appl. #14-005 by 180 Westport Partners, LLC c/o John F. Fallon, Esq. for a CAM Site Plan for façade renovations, parking lot reconfiguration and landscaping/streetscape improvements, in a BCD zone and RPOD zone PID #D09134000 and #D09007000.

**Seated: Chip Stephens, Jack Whittle, Al Gratrix, Alan Hodge, Andra Vebell, David Lessing**

**Action: Approved**

**Vote: 6 - 0**

3. **52 Compo Mill Cove:** Appl. #13-059 by Peter Romano/Land Tech for property owned by Glenn and Claudia Schattman for a Special Permit for Excavation and Fill for a new single family dwelling in a Res A zone, PID #E04090000.

**Seated: Chip Stephens, Jack Whittle, Al Gratrix, Alan Hodge, Andra Vebell, David Lessing, Tim Wetmore**

**Action: Hearing opened and continued to 4/3/14. Testimony was taken**

4. **52 Compo Mill Cove:** Appl. #13-060 by Peter Romano/Land Tech for property owned by Glenn and Claudia Schattman for a CAM Site Plan approval for a new single family dwelling in a Res A zone, PID #E04090000.

**Seated: Chip Stephens, Jack Whittle, Al Gratrix, Alan Hodge, Andra Vebell, David Lessing, Tim Wetmore**

**Action: Hearing opened and continued to 4/3/14. Testimony was taken**

5. **33 Green Acre Lane:** Appl. #14-008 by Sound Beach Partners, LLC (Jim Hoffman) for property owned by 33 Green Acre LLC (Sound Beach Partners, LLC) for a Special Permit for Excavation and Fill for construction of a new single family dwelling in a Res AA zone, PID #D07113000.

**Seated: Chip Stephens, Jack Whittle, Al Gratrix, Alan Hodge, Andra Vebell, David Lessing, Tim Wetmore**

**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.)*

### **ANNUAL MEETING – Continued from 12/19/13 – No Action**

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

*(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**
3. **New Business**
  - a) Reconfirmation – Proposed Test Amendment to adopt working standards **into** Sec. 34-5 (parking) – **ok to release as a text amendment**
  - b) Discussion of Excavation and Fill Regulations - **Discussed**
  - c) E-mail during public hearing – policy discussion - **Discussed**