

# PLANNING AND ZONING ACTION MINUTES

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July 17, 2014

## I PUBLIC HEARING

**AUDITORIUM  
7:00 P.M.**

1. **Amendment #677:** Appl. #14-024 by Town of Westport – James S. Marpe, First Selectman for a text amendment to the zoning regulations to modify §4-5 (Maximum Allowable Multi-Family Dwellings) to add “*or age restricted senior housing on town-owned property constructed after the effective date of this regulation*”, to modify §32-15A.2 (Permitted Uses) to delete the words “*A Zoning Permit for Assisted Living Facilities and Full Care Living Facilities cannot be issued until 35% of the Independent Living Facility units are built and Zoning Certificates of Compliance (ZCC’s) are issued. No less than sixty percent (60%) of any Independent Living Facility units with Zoning Certificates of Compliance (ZCC’s) issued shall be affordable units pursuant to §32-15A.6.*”, to modify §32-15A.3 (Accessory Uses) to add “*but not limited to*” “*cafes, salons*” “*recreational facilities*” “*amenities*” and to delete “*recreational facilities*” to modify §32-15A.6.1 (Affordable Units) to delete “*sixty*” to add “*twenty*” to delete “*60%*” to add “*20%*” to delete “*dwelling*” to add “*Independent Living Facility*” to modify §32-15A.6.2 to delete the words “*on average the same number of bedrooms and*” and to modify §32-15A.9 (Setbacks) to add to the words “*nor to other adjacent town-owned lots*” to modify §32-15A.16 (Parking and Loading) to add a new section §32-15A.16.3 “*Section 34-12, Concealed Parking, shall not apply*” to modify §32-15A.18.1 to delete the word “*five (5’)*” and add the word “*three (3’)*” and to modify §32-15A.18.3 and to add the words “*except for connections between structures.*”

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

**Action: Testimony taken, hearing continued to 9/4/14**

2. **35 Elm Street:** §8-24 Request by the First Selectman for a report from the Planning and Zoning Commission regarding a Ground Lease between the Town of Westport and DC Kemper-Gunn, LLC in connection with the relocation of the Gunn House from 35 Church Lane to 35 Elm Street, (the Baldwin Parking Lot), PID #C10143000, Residence A zone.

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

**Action: Positive Report**

**Vote: 4 – 2 – 1 {Whittle, Hodge, Vebell, Lessing} in favor  
{Gratrix, Walsh} opposed {Stephens} abstained**

3. **323 Main Street:** Appl. #14-029 by Jay Faillace for property owned by Westport North Associates/Dominic Santella for a Special Permit and Site Plan approval for outdoor dining located within fifty (50) feet of a residential zone and a request for reduction of parking requirements for property located in a GBD zone, PID #C11199000.

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

**Action: Testimony taken, hearing continued to 7/24/14**

## **II WORK SESSION**

1. **33 Meeker Road:** Appl. #14-023 by William Achilles, Achilles Architects for property owned by CHARLEY CO LLC, c/o Geoffrey S Rochlin for a Special Permit and Site Plan approval for restoration and additions to three (3) historic structures with zoning incentives pursuant to Sec 32-18 (Residential Historic Structures), for property located in a Residence AAA zone, PID #F17017000.

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

**Action: Granted**

**Vote: 7 - 0**

2. **45 Owenoke Park:** Appl. #14-027 by Barr Associates for property owned by Surfside Partners LLC for a CAM Site Plan approval for a new single family dwelling in a Res A zone, PID #C03009000.

**Seated: Jack Whittle, Cathy Walsh, Al Gratrix, Alan Hodge, Andra Vebell, David Lessing**

**Action: Approved**

**Vote: 6 - 0**

### **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
  1. **Old Business**
  2. **Other Items**
    - a) **Sub-committee Reports**
    - b) **0 Newtown Turnpike, (31 Grassy Plains Rd) Planning and Zoning Resolution #03-009 and #03-010, request for modification – No Action**
3. **New Business**