

PLANNING AND ZONING COMMISSION ACTION MINUTES

September 18, 2014

I PUBLIC HEARING

AUDITORIUM
7:00 P.M.

1. **Amendment #672:** *(The following application was opened and continued from 7/24/14 and will be further continued to a date to be determined. Testimony has been taken):* Appl. #14-007 by Westport Planning and Zoning Commission 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)

Action: Hearing continued to 10/2/14. No testimony taken at this hearing

2. **Amendment #678:** *(The following application is continued from 7/24/14. Testimony has been taken)* Appl.#14-026 by the Planning and Zoning Commission for a text amendment to the zoning regulations to modify §5 (Definitions), to add *Cost*, to modify *Story*, to modify *Structure* and to add *Unfinished Living Space*, to modify §6-2.2 (Coverage), to modify §6-3.1 (Setbacks), to clarify §6-3.3 (Height), to modify §13-4 (Setbacks), to modify §13-5 (Height), to modify §13-6 (Coverage), to modify §13-4 (Setbacks), to modify §14-4 (Setbacks), §14-5 (Height), §14-6 (Coverage), and to modify §31-11.3.5(a) (Flood Zone VE), to change mean high tide line to *Coastal Jurisdiction Line*.

Seated: Chip Stephens, Al Gratrix, Alan Hodge, Jack Whittle, Catherine Walsh,

Action: Testimony taken, hearing continued to 10/2/14

3. **489-495 Post Road East:** Appl. #14-031 by SS CT Studio #1, LLC for property owned by Frisa I, LLC for a Site Plan approval to approve an “other” parking standard for a hair salon for property located in a GBD zone, PID #E09060000 and PID #E09061000.

Seated: Chip Stephens, Al Gratrix, Alan Hodge, Jack Whittle, Catherine Walsh, Carolanne Curry

Action: Testimony taken, hearing continued to 10/2/14

II WORK SESSION

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, Al Gratrix, Catherine Walsh, Jack Whittle, Alan Hodge, Andra Vebell, David Lessing

Action Denied

Vote 6- 1 {Stephens, Whittle, Gratrix, Walsh, Hodge, Vebell} in favor
{Lessing} opposed

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

Old Business

1. **Other Items**
 - a) **Sub-committee Reports**
 - b) Discussion about proposed amendment regarding a technical correction to excavation and fill regulations for septic fields – **ok to release text amendment. Staff is also authorized to use 25 feet from septic system effective immediately**
 - c) 7 River Lane, Planning and Zoning Resolution #14-006, request for extension of time to file subdivision map - **Approved**

2. New Business