

PLANNING AND ZONING COMMISSION ACTION MINUTES

November 20, 2014

Executive Session with Town Attorney 7:00 P.M.
Ira Bloom to discuss 38 Woodside Avenue - Discussed Room 203

I WORK SESSION

AUDITORIUM

Discussion with Town Attorney Ira Bloom to discuss 8-30g - Discussed

II PUBLIC HEARING

AUDITORIUM

1. **38 Woodside Avenue: Appl. #14-022**, Discussion and potential approval of Stipulated Settlement in case entitled Alex Hyman v. Planning and Zoning Commission of the Town of Westport, Docket Number FST-CV-14-6022782 to modify previously approved Special Permit pursuant to Sec 32-18 (Residential Historic Structures) for property located in a Residence AA zone, PID #B09097000.

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

Action: Approved

Vote: 6 – 0

2. **1620 & 1622 Post Road East:** Appl. #14-037 by Philip Cerrone Architect for property owned by Breiner Real Estate LLC for a Site Plan approval for outdoor storage of equipment and materials and use of an “other” parking standard, for a landscape business for property located in a GBD zone, PID #H09174000 and #H09175000.

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

Action: Approved

Vote: 4 – 0 - 2 {Whittle, Walsh, Vebell, Hodge} in favor
{Stephens, Gratrix} abstained

3. **19 Ludlow Road (aka 120 Post Rd West):** Appl. #14-051 by Barr Associates LLC for property owned by Old Hill Offices, LLC for a Special Permit and Site Plan approval for a Change of Use from office to Healthcare Professional for property located in a RORD zone, PID #C09005000.

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

Action: Hearing continued to 12/4/14. Testimony was taken

III 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. **Amendment #680:** Appl. #14-042 by the Planning and Zoning Commission for a text amendment to the zoning regulations to modify §44-2.5 (Requirements for Traffic Impact Analysis) to require applicants, when submitting traffic impact analysis reports to the Commission that they incorporate data from the baseline traffic study as amended from time to time.

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

Action: Adopted, effective date: 12/22/14

Vote: 6 - 0

Old Business

1. **Other Items**
 - a) Discussion of potential text amendment for commercial tenants – **ok to release as a text amendment**
 - b) Discussion of potential text amendment from the parking sub committee – **ok to release as a text amendment**
2. **New Business**
 - a) **Discussion of large projects**