

PLANNING AND ZONING COMMISSION ACTION MINUTES

September 3, 2015

**AUDITORIUM
7:00 P.M**

Approval of minutes: 07/09/15, 07/16/15 - Approved

I PUBLIC HEARING

1. **2 Newtown Turnpike:** *(The following application is continued from 7/16/15. Testimony was taken)* Appl. #15-024 by Gloria Gouveia, Land Use Consultants, for property owned by Joseph E. Levine for a re-subdivision approval to create one new building lot for property located in a Residence AAA zone, PID #A12017000.

Seated: Chip Stephens, Jack Whittle, Catherine Walsh, Alan Hodge, Andra Vebell, David Lessing

Action: Approved

Vote: 6 - 0

2. **0 Quarter Mile Road:** *(The following application will be opened and continued to 9/17/15. No testimony will be taken at this hearing)* Appl. #15-033 by Eric D. Bernheim for property owned by Jobermar Properties, LLC for a subdivision approval to create one new building lot for property located in a Residence AAA zone, PID #C14005000.

Action: Hearing opened and continued to 9/17/15. No testimony was taken

3. **Amendment #699:** Appl. #15-038 by Barr Associates, LLC for a text amendment to the zoning regulations to modify §22-2.2.1, (RORD Permitted Uses) to allow professional healthcare offices in RORD #3.

Seated: Chip Stephens, Jack Whittle, Catherine Walsh, Alan Hodge, Andra Vebell, David Lessing

Action: Adopted, effective date: 9/11/15

Vote: 6 - 0

4. **25 Sylvan Road South:** Appl. #15-040 by Barr Associates, LLC for property owned by 25 Sylvan Road South, LLC for a Special Permit and Site Plan approval for "other" parking standard for Peak Personal Fitness, for property located in a RORD #3, PID #C08030000.

Action: Hearing opened and continued to 9/17/15. Testimony was taken

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).

Old Business

- a) **Amendment #695:** Appl. #15-030 by Karen Johnson, Bedford Square Associates, LLC for a text amendment to the zoning regulations to modify §29A-5, Height (BCD/H) to exempt rooftop ventilators, skylights and HVAC equipment of up to three (3) feet if approved by Planning and Zoning Commission.

Action: No decision

- b) **Amendment #694:** Appl. #15-028 by the Westport Planning and Zoning Commission for a text amendment to the zoning regulations to add (New) §31-15, Prohibiting uses requiring more than 20 Parking Spaces from Local Streets, as specified in the Plan of Conservation and Development in Residential Zones, to modify §34-5 (**Parking Requirements Table**) to change Managed Residential Community from 0.75 parking spaces per unit to 1.0 parking spaces per unit, plus 1 parking space for the largest employee shift, to modify **Senior Residential Community (Assisted Living)** from 0.75 parking spaces per unit to 1.0 parking spaces per unit and to require for all unit types 1 parking space for the largest employee shift, to modify **Places of Worship & Theaters** to include lobbies and vestibules as requiring parking and to include all interior areas without deductions for stages, bemas, alters, choirs and similar spaces, and to make the “**Other**” parking standard subject to Special Permit and Site Plan approval, to modify §34-8 (**Joint Parking**) to make it subject to Special Permit and Site Plan approval for requests between 20% and 50% of the required parking, to modify §34-11.12 (**Reserved Future Spaces**) to make it subject to Special Permit and Site Plan approval for requests between 20% and 50% of the required parking, to modify §34-11.7 (**Drainage**) to require bituminous concrete for Special Permit Uses in Residential Zones and to modify to §44-2.1.1 (**Local Agency Reports**) to require reports from the Police Department, Fire Department and Board of Selectman.

Seated: Chip Stephens, Jack Whittle, Catherine Walsh, Alan Hodge, Andra Vebell, David Lessing

Action: Adopted, effective date: 10/5/15

Vote: 6 - 0

Other Items

- a) **35 Elm Street, (Kemper Gunn House)** Planning and Zoning resolution #13-067, request for modification – **modification granted**
- b) **Sub Committee Reports** – Discussion of proposed text to modify §40, Dedicated Open Space and Recreation District (DOSRD) – **ok to release as a text amendment**
- c) **Other Sub Committee Reports** – **Senior Housing Subcommittee discussed**

New Business