

# PLANNING AND ZONING COMMISSION ACTION MINUTES

January 07, 2016

AUDITORIUM  
7:00 P.M

## I WORK SESSION

**Informational Session on Scenic Road application for Route 136 – Discussed, - sense of the meeting to draft a letter of support**

## II PUBLIC HEARING

1. **1 Harbor Hill:** *(The following application is continued from 12/10/15 and will be further continued to 01/14/16. No Testimony was taken).* Appl. #15-054 by Mel Barr for property owned by Kenneth and Lorraine Palumbo for a Special Permit and Site Plan approval for Excavation and Fill for property located in a Residence AA zone, PID #D04050000.

**Action:** Continued to 01/14/16. No testimony was taken

2. **Amendment #703:** *(The following application is continued from 12/03/15. Testimony was taken).* Appl. #15-050 by William J. Fitzpatrick, III for a text amendment to the zoning regulations to add a new section 30A, Riverwalk District, (RD) with a purpose statement that stating the intent of the zone is to preserve the visual character and appearance of a Historic Structure, to mitigate traffic impacts on local streets and intersections, to mitigate traffic generation and parking demand, to encourage residential land uses and allow office/retail uses, to encourage visual and physical access to and along the waterfront and to encourage off-site improvements to serve these purposes. Additionally, there are proposed sections stating: locational requirements, allowable uses by Special Permit, setback, height, coverage and floor area ratio limits, architectural design requirements, public waterfront access requirements, parking and loading exceptions, floodplain regulation exemptions and affordable housing requirements. (Full Text Available at [www.westportct.gov](http://www.westportct.gov) ).

**Seated:** Chip Stephens, David Lessing Catherine Walsh, Paul Lebowitz, Jack Whittle, Carolanne Curry, Al Gratrix

**Action:** Hearing continued to 01/14/16. Testimony was taken

3. **645 Post Road East:** *(The following application is continued from 12/17/15 Testimony was taken).* Appl. #15-056 by Eric D. Bernheim for property owned by Equity One Westport Village Center LLC for a Site Plan approval for a façade renovation for property located in a RBD/Residence A zone, PID #E09070000.

**Action:** Hearing continued to 01/14/16. No testimony was taken

4. **605 Post Road East:** *(The following application is continued from 12/17/15 Testimony was taken).* Appl. #15-061 by Eric D. Bernheim for property owned by Equity One Westport Village Center, LLC for a Site Plan approval for façade

renovation for property located in a RBD/ Residence A zone, PID #E09068000.

**Action: Hearing continued to 01/14/16. No testimony was taken**

5. **60 Compo Beach Road:** Appl. #15-060 by Dan DeVito, Parks and Recreation for property owned by the Town of Westport for a Special Permit and Site Plan approval to legalize the installation of two (2) Pickle Ball courts for property located in a Residence A zone, PID #D03164000.

**Seated: Chip Stephens, David Lessing, Catherine Walsh, Paul Lebowitz, Jack Whittle, Carolanne Curry, Al Gratrix**

**Action: Granted**

**Vote: 7 - 0**

6. **Amendment #706:** Appl. #15-058 by Mel Barr, Barr Associates, LLC for a text amendment to the zoning regulations to modify §5-2, Specific Terms, to exempt handicapped parking from total coverage for places of worship.

**Seated: Chip Stephens, David Lessing, Catherine Walsh, Paul Lebowitz, Jack Whittle, Carolanne Curry, Al Gratrix**

**Action: Denied**

**Vote: 7 - 0**

### **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).*

**New Business**

**Old Business**

**Other Items**

- a) **Sub Committee Reports**

### **ANNUAL MEETING CONTINUED – NO ACTION**

1. Appointment of Alternates
2. Update on Planning and Zoning Issues
3. Planning and Zoning Goals and Objectives
4. Planning and Zoning By-Law Review
5. Other