

PLANNING AND ZONING COMMISSION ACTION MINUTES

January 14, 2016

AUDITORIUM
7:00 P.M

I PUBLIC HEARING

1. **1 Harbor Hill:** *(The following application is continued from 01/07/16 and further continued to 02/25/16. 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: Hearing continued to 02/25/16. No testimony was taken

2. **Amendment #710:** Appl. #15-066 by the Westport Planning and Zoning Commission for a text amendment to the zoning regulations to modify §31-14 (Medical Marijuana Dispensaries and Producers) to extend the existing Moratorium for a period of six (6) months until July 25, 2016.

Seated: Chip Stephens, Jack Whittle, Alan Hodge, Catherine Walsh, Carolanne Curry, Paul Lebowitz,

Action: Adopted, effective date: 1/22/16

Vote: 6 - 0

3. **Amendment #703:** *(The following application is continued from 1/7/16. 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).

Seated: Chip Stephens, Jack Whittle, Alan Hodge, Catherine Walsh, Carolanne Curry, Paul Lebowitz

Action: Hearing closed, no decision

4. **645 Post Road East:** *(The following application is continued from 1/7/16 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.

Seated: Chip Stephens, Jack Whittle, Alan Hodge, Catherine Walsh, Carolanne Curry, Paul Lebowitz

Action: Approved

Vote: 6 – 0

5. **605 Post Road East:** *(The following application is continued from 1/7/16. 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.

Seated: Chip Stephens, Jack Whittle, Alan Hodge, Catherine Walsh, Carolanne Curry, Paul Lebowitz

Action: Hearing continued to 2/4/16. Testimony was taken

6. **Amendment #707:** Appl. #15-062 by 785 Post Road East, LLC and 1141 Post Road East, LLC for a text amendment to the zoning regulations to add language to modify §32-8.3.2 to authorize the Planning and Zoning Commission in consultation with the Town Engineer to allow manmade earth slopes to exceed a 5:1 or 20% slope and to allow grading or slope changes within five feet (5') of any lot line, provided no significant adverse effects are anticipated on adjacent property or on public health and safety; to modify §39A-4, Lot Area and Shape, to substitute the location requirement from frontage on an arterial street that is equal to at least fifteen percent (15%) of the perimeter of the lot, to a location requirement of frontage of seventy-five feet (75') on an arterial street; to modify §39A-6, Setbacks, to authorize additions to and redevelopment of existing buildings located within setbacks provided the existing non-conforming setback is not further reduced; to modify §39A-7, Height, to authorize the Planning and Zoning Commission to grant a height of up to three (3) stories for buildings located in a residential zone, to accommodate sloping sites or floodplain conditions on lot of two acres or more provided that Total Coverage does not exceed sixty percent (60%); and to modify §39A-14, Parking, to exclude residential buildings located in the residentially zoned portion of an IHZ lot from the 5,000 SF limitation described in §34 Off-Street Parking Diagram 4, that authorizes reductions in driveway widths.

Seated: Chip Stephens, Jack Whittle, Alan Hodge, Catherine Walsh, Carolanne Curry, Paul Lebowitz

Action: Hearing continued to 2/11/16. Testimony was taken

7. **Amendment #708:** Appl. #15-063 by 785 Post Road East, LLC for an amendment to the zoning map to rezone property located at 785 Post Road East, owned by 785 Post Rd E,

LLC, from Residence A/GBD zone to Residence A/GBD-IHZ zone, PID # E09191000.

Seated: Chip Stephens, Jack Whittle, Alan Hodge, Catherine Walsh, Carolanne Curry, Paul Lebowitz

Action: Hearing continued to 2/11/16. Testimony was taken

8. **Amendment #709:** Appl. #15-064 by 1141 Post Road East, LLC for an amendment to the zoning map to rezone property located at 1141 Post Road East, owned by Kowalsky Properties Inc., from Residence A/GBD zone to Residence A/GBD-IHZ zone, PID #G09028000.

Seated: Chip Stephens, Jack Whittle, Alan Hodge, Catherine Walsh, Carolanne Curry, Paul Lebowitz

Action: Hearing continued to 2/11/16. 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).

New Business

Old Business

Other Items – NO ACTION ON ITEMS BELOW

- a) **Sub Committee Reports**
- b) **Discussion on signage for tenants below first floor**
- c) **35 Beachside Avenue, Planning and Zoning Resolution #08-019, request for release of bond.**

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