

# PLANNING AND ZONING COMMISSION ACTION MINUTES

January 28, 2016

AUDITORIUM  
7:00 P.M

## I PUBLIC HEARING Special Meeting

1. **122 Wilton Road:** *(The following application is continued from 1/21/16. Testimony was taken)* Appl. #15-065 by Richard Freedman, Garden Homes Management for property owned by Simha and Jacob Levi for a CAM Site Plan approval for a forty eight (48) unit multi family building, proposed under Connecticut General Statutes 8-30g, for property located in a Residence AA zone, PID #C10069000

**Seated:** Chip Stephens, Andra Vebell, Catherine Walsh, Alan Hodge, Jack whittle, Paul Lebowitz, Carolanne Curry

**Action:** Hearing continued to 2/4/16. 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**

1. **Amendment #703:** 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, Andra Vebell, Catherine Walsh, Alan Hodge, Jack whittle, Paul Lebowitz, Carolanne Curry

**Action:** Discussed, no decision

**Other Items**

- a) **Sub Committee Reports – No Action**

- b) Discussion on signage for tenants below first floor – No Action**
- c) 35 Beachside Avenue, Planning and Zoning Resolution #08-019, request for release of bond. – No Action**

**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