

# PLANNING AND ZONING COMMISSION ACTION MINUTES

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October 15, 2015

AUDITORIUM  
7:00 P.M

Approval of minutes: 09/03/15, 09/10/15, 09/17/15 - Approved

1. **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.

**Seated:** Chip Stephens, Jack Whittle, Alan Hodge, Catherine Walsh, Andra Vebell, Carolanne Curry

**Action:** Granted

**Vote:** 6 - 0

2. **Amendment #697:** Appl. #15-036 by 38 Main LP, c/o John F. Fallon, Esq. for a text amendment to the zoning regulations to modify §29-13 (First Floor Defined), to expand the list of existing streets in the Business Center District (BCD) from which a First Floor may enter to include Elm Street, to allow retail use above the first floor, under specific circumstances.

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

**Action:** Hearing closed, no decision

3. **41 Crescent Road:** (*The following application was opened and continued from 9/17/15. No testimony was taken. A new legal notice was published*) Appl. #15-029 by Michael J. Bartos, Jr., PE/LANDTECH, for property owned by Mary Ann Quick, Roger Quick, Edward Bella and Stephen Mygodney for a re-subdivision approval to create four (4) building lots and a new private road, with waivers from the Subdivision Regulations requested, for property located in a Residential A zone, PID #E09139000.

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

**Action:** Hearing continued to 11/5/15. Testimony was taken

4. **7 Compo Beach Road:** (*Due to rescheduling, a new legal notice was published*) Appl. #15-045 by Leah Scherzer for property owned by Leah Scherzer for a CAM Site Plan approval for a new single family dwelling for property located in a Residence A zone, PID #D04117000.

**Seated:** Chip Stephens, Jack Whittle, Alan Hodge, Catherine Walsh, Kathleen Fazio, David Lessing

**Action:** Approved

**Vote:** 5 – 1 {Stephens, Whittle, Hodge, Fazio, Lessing} in favor  
{Walsh} opposed

5. **20 Saugatuck Avenue:** *(Due to rescheduling, a new legal notice was published)*  
Appl. #15-044 by Frederick W. Hoag for property owned by HP Saugatuck LLC for a Site Plan approval for façade renovations and improved site work for property located in a RORD 2 & Residence A zone, PID #B06077000.

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

**Action:** Approved

**Voted:** 6 – 1 {Stephens, Hodge, Walsh, Fazio, Vebell, Lessing} in favor  
{Whittle} abstained

## 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

- a) **0 Quarter Mile Road:** 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.

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

**Action:** Approved

**Vote:** 6 - 0

### Other Items

- a) **333 Post Road West, Planning and Zoning Resolution #14-034,** request for release of bond – **Bond released**
- b) **14 Sunny Lane, YMCA, Planning and Zoning Resolution #08-057,** review/interpretation of Site Plan condition - **Discussed**
- c) **Sub Committee Reports – Senior Housing Meeting schedule for 10/20/15**