

PLANNING AND ZONING COMMISSION ACTION MINUTES

March 17, 2016

Members present:

Chip Stephens – Chairman	Alan Hodge	Paul Lebowitz
David Lessing – Vice Chairman	Catherine Walsh	
Andra Vebell - Secretary	Jack Whittle	
Carolanne Curry sat for Jack Whittle of Amendment #705		

Staff: Mary Young, Deputy Director Planning and Zoning

Approval of minutes: 02/04/16, 02/11/16, 02/25/16 - Approved

I PUBLIC HEARING

**Room 201/201A
7:00 PM**

1. **605 Post Road East:** *(The following application is continued from 3/3/16 and will be further continued to 4/7/16. Testimony was previously taken. No testimony will be taken at this hearing)* 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 4/7/16. No testimony was taken at this hearing

2. **Amendment #704:** *(The following application is continued from 3/3/16 and will be further continued to 4/7/16. No testimony will be taken at this hearing)* Appl. #15-051 by the Westport Planning and Zoning Commission for a text amendment to the zoning regulations to add §5-2 (Definitions) Arboretum and to modify §40 (Dedicated Open Space & Recreation District) DOSRD, to allow limited growth and expansion of existing uses and structures, modify the existing uses allowed in the DOSRD zone, allow additional building height to permit existing structures to be expanded and to more clearly define “municipal” use.

Action: Hearing continued to 4/7/16. No testimony was taken at this hearing

3. **1 Park Street:** Appl. #16-004 by Westport Public Works for property owned by the Town of Westport for a CAM Site Plan and Special Permit approval to redesign and reconstruct the parking lot at Saugatuck Railroad Station Lot #1, including new parking layout, regrading, storm drainage system with water quality swales, new lighting, introduction of street trees, pedestrian travel ways and emergency call stations, for property located in General Business District (GBD) PID# B05103000.

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

Action: Granted

Vote: 7 - 0

4. **5 Longview Road:** Appl. #16-002 by William Green for property owned by William Green for a Special Permit and Site Plan approval for excavation and fill for proposed regrading of yard and installation of retaining walls, for property located in Residential AA Zone, PID #D04041000.

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

Action: Granted

Vote: 7 - 0

5. **Amendment #705:** *(The following application is continued from 3/3/16. Testimony was taken)* Appl. #15-057 add language in Section 13-2.1 to allow "Cluster Housing" as a Special Permit use in Residential A Zones allowing clustering of multiple single family dwellings on a single lot provided that the following criteria is met: A. The site shall be located within 1,500 feet of an interchange on a Limited Access Highway (i.e. Exits 41 & 42 on the Merritt Parkway and Exits 17 & 18 on Interstate 95) B. The site shall be served by public water and shall be located within the Sewer Limit Line ("Blue Line") on the Town's Sewer Service Plan; C. The site shall have at least 100 feet of street frontage on an Arterial Street; and D. The gross lot area shall be a minimum of one and one-half (1.5) acres in size. Add a new Section 32-24 to include "Cluster Housing" standards to the Supplementary Standards.

Seated: Chip Stephens, David Lessing, Andra Vebell, Alan Hodge, Catherine Walsh, Carolanne Curry, Paul Lebowitz

Action: Hearing closed, no decision

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

- a) **2 Newtown Turnpike**, Planning and Zoning Resolution #15-024, second request for extension of time to record subdivision map - **second extension granted**
- b) **41 Easton Road**, Planning and Zoning Resolution #05-059, request for modification – **request granted with modifications**
- c) **Sub Committee Reports - Discussed**
- d) **Sense of the Meeting re: meeting protocol – See attached**

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

SENSE OF THE MEETING 3/17/16

March 17, 2016

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David Lessing – Vice Chairman	Catherine Walsh	
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Staff: Mary Young, Deputy Director Planning and Zoning

Sense of the Meeting re: meeting protocol

When an alternate is sitting for a regular member, the alternate will remain seated on that application for the duration of the application including the decision. In the event that the alternate is unable to remain seated for the duration of the application including the decision, he/she will give notice of such and an elected member may substitute for said alternate.

This procedure is intended to avoid any misconceptions or suggested irregularities involving past practices when elected members have substituted for alternates during the course of an application review.