



The following meeting of the Planning & Zoning Commission was held remotely using Zoom Technology:

Planning and Zoning Commission Minutes

June 3, 2024

Remote Meeting

Meeting Started: 6:00P.M.

P&Z Members in Attendance: Paul Lebowitz, Neil Cohn, Michael Cammeyer, Patrizia Zucaro, Michael Calise

P&Z Alternates in Attendance: Michael Valante and Bre Injeski (sitting for John Bolton and Amy Wistreich)

Town Staff: Mary Young, P&Z Director

I. WORK SESSION

(The following will be discussed and voted on as time permit. The public may observe the work session, but not participate.)

1. Approval of Minutes: 05/06/24 & 05/20/24

Action: 05/06/24 Approved.

- **Vote:** In favor (5-0-1): Neil Cohn, Michael Cammeyer, Patrizia Zucaro, Michael Calise, Bre Injeski
- **Vote:** Abstain: P. Lebowitz (absent)

Action: 05/20/24 Approved.

- **Vote:** In favor (4-0-1): Paul Lebowitz, Neil Cohn, Michael Calise, Bre Injeski
- **Vote:** Abstain: Michael Cammeyer (absent)

II. PUBLIC MEETING *(The following will be discussed and voted on as time permit. The public may observe the work session, but not participate.)*

2. 60 Compo Road South aka 52B Compo Rd. South: Appl. #PZ-24-00310 Request for a report pursuant to CGS §8-24, Municipal Improvement, forwarded by the First Selectwoman on behalf of the Parks and Recreation Department for review of a residential month-to-month lease for one of the Town-owned buildings on property known as Barons South. The building’s tenant address is 52B Compo Road South. The property is located in the Dedicated Open Space and Recreation District (DOSRD) #2. Parcel ID #D09046000. *(Must decide by 7/3/24)*

Action: Positive Report

Motion for a Positive Report: M. Cammeyer (2nd P. Lebowitz)

Vote: In favor (7-0-0): Paul Lebowitz, Neil Cohn, Michael Cammeyer, Patrizia Zucaro, Michael Calise, Michael Valante and Bre Injeski

See attached resolution

III. PUBLIC HEARING *(The public may observe, but not participate)*

3. *(Continued from May 20, 2024)* **Text Amendment #843:** #PZ-24-00197 submitted by Cindy Tyminski of Moon Gardens, LLC, and revised since May 20, 2024, seeking to modify §31-9, Liquor Establishments, and §5-2, Retail Food Establishments, to allow for liquor service for on-site consumption at existing Retail Food Establishments in the Residence B zone as of the adoption of the proposed amendment. The difference from the initial proposal is the current proposal will benefit only existing Retail Food Establishments in the Residence B zone (instead of existing Retail Food Establishment in any residential zone). The targeted benefitting property is 222 Hillspoint Rd., Old Mill Grocery and Deli by Romanacci. *(Must close by 6/24/24)*

Action: Additional testimony received. Hearing closed. Application adopted as modified.

Motion to Approve: Michael Cammeyer (2nd Neil Cohn)

Vote: (5-2-0) In favor: Paul Lebowitz, Neil Cohn, Michael Cammeyer, Michael Calise, and Bre Injeski

Opposed: Patrizia Zucaro and Michael Valante

Effective date 06/17/2024

See attached resolution

4. **170 Riverside Avenue:** Special Permit/Site Plan Appl. #PZ-24-00211 submitted by Peter Romano of LANDTECH, for property owned by Town Of Westport, to replace PAL Clubhouse at Doubleday Field, for a property located in the Residence A district, PID #C08032000. *(Must open by 6/26/24)*

Action: Testimony received. Hearing Closed. Application Granted

Motion to Approve: Paul Lebowitz (2nd Michael Cammeyer)

Vote: In favor: (7-0-0) Paul Lebowitz, Neil Cohn, Michael Cammeyer, Patrizia Zucaro, Michael Calise, Michael Valante and Bre Injeski

See attached resolution

5. **33 Bayberry Lane:** Special Permit/Site Plan Appl. #PZ-24-00229 submitted by Curt Lowenstein of LANDTECH, for property owned by Kristen Ripka, to permit non-exempt excavation and fill, for a property located in the Residence AA district, PID #C11099000. *(Must open by 7/10/24)*

Action: Testimony received. Hearing Closed. Application Granted

Motion to Approve: Paul Lebowitz (2nd Neil Cohn)

Vote: In favor: (7-0-0) Paul Lebowitz, Neil Cohn, Michael Cammeyer, Patrizia Zucaro, Michael Calise, Michael Valante and Bre Injeski

See attached resolution

IV. WORK SESSION *(The public may observe, but not participate)*

6. **New Business:**

- **153 Easton Road.** Property owned by Rachel Steel Cohn and located in the Residence AAA district, PID# E18040000. Request to modify Resolution #20-00470 to remove the deed restriction requiring a perpetual preservation easement for a Historic Accessory Structure approved for use as a 2nd Dwelling Unit. *(No action deadline)*

Action: Testimony received. Hearing Closed. Application Granted

Motion to Approve: Michael Cammeyer (2nd Paul Lebowitz)

Vote: In favor: (6-0-1) Paul Lebowitz, Michael Cammeyer, Patrizia Zucaro, Michael Calise, Michael Valante and Bre Injeski. (Neil Cohn abstained)

See attached Release of Deed Restrictions

7. Old Business:

- No old business.

Ended: 9:30pm

Respectfully submitted by K. Velky, June 5, 2024