



WESTPORT CONNECTICUT

THE PLANNING & ZONING COMMISSION
TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
(203) 226-8311

Hearing: January 21, 1993
Decision: January 21, 1993

January 22, 1993

Mr. Mel Barr
Barr/Weisman Associates
495 Post Road East
P. O. Box 3268
Westport, CT 06880

Re: 66 Harbor Road, Appl. #93-008

Dear Mr. Barr:

This is to certify that at a meeting of the Westport Planning and Zoning Commission held on January 21, 1993 it was moved by Mark Owades and seconded by Hal Levy to adopt the following resolution.

RESOLUTION #93-008

BE IT RESOLVED that Application #93-008 by Barr/Weisman Associates for property at 66 Harbor Road owned by Robert Charney for CAM Site Plan Approval to reconstruct and elevate existing house, add minor second floor addition and new terrace in a Res A, Map 5462-1, Lot 134 be Approved subject to the following conditions:

1. Conformance to Existing Conditions Plot Plan prepared by Leo Leonard, Surveyors, dated January 25, 1991, updated to April 14, 1992 and received by P&Z on January 15, 1993.
2. Conformance to conditions of ZBA Variance #4702.
3. Conformance to Site Plan (sheet A-1) prepared by Daniel Conlon dated 1/11/93, revised to 1/15/93 and received by P&Z on January 15, 1993.
4. Conformance to Building Plans (sheet A-2) prepared by Daniel Conlon dated 1/11/93, and received by P&Z on January 15, 1993.
5. Prior to the issuance of a Zoning Permit:

- a. Approval from the Westport-Weston Health District shall be obtained for the septic system.
 - b. A Sedimentation and Erosion Control Plan shall be approved by the Conservation Commission Director.
 - c. Installation details for height and anchoring of the propane tank and air-conditioner unit shall be resolved with the fire/building departments.
6. An "As-Built" shall be submitted prior to an issuance of a Certificate of Zoning Compliance.
 7. The Westport Planning and Zoning Commission has determined that this project is consistent with the policies identified in Section(s) 2(b) (1) and 2(b) (2) of the Coastal Area Management Act; that it will not adversely affect adjacent Coastal Resources (i.e. beaches and dunes, bluffs, and escarpments etc.) identified in Sections 3(a) (7) of said Act.
 8. A zoning permit shall be obtained within one year of this approval or said approval shall become null and void.
 9. All work approved pursuant to this Site Plan shall be completed within 5 years of date of approval.
 10. This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect, then this conditional approval is likewise void. The applicant may refile another application for review.

VOTE: Ayes: -6- (Kaminsky, Rea, Levy, Oley, Williams, Owades)
 Nays: -1- (Katz)
 Abstentions: -0-

If you have any questions, please call this office.

Very truly yours,



Leonard Kaminsky
 Chairman,
 Planning & Zoning Commission