

PLANNING AND ZONING COMMISSION ACTION MINUTES

April 28, 2016

**Auditorium
7:00 PM**

Members scheduled to be present:

Chip Stephens – Chairman	Alan Hodge
David Lessing – Vice Chairman	Catherine Walsh
Andra Vebell - Secretary	Jack Whittle
Paul Lebowitz	

Aaron Greenberger will sit for Andra Vebell for 66 Beachside Avenue

Staff:

Steve Palmer, Director Planning and Zoning

I PRE APPLICATION REVIEW

Pre application review for preliminary Zoning Text Amendment/Small Home Developments - Discussed

II PUBLIC HEARING

1. **66 Beachside Ave:** Appl. #16-005 by Peter Romano, LANDTECH Consulting, Inc. for property owned by Michael and Stephanie Ferdman for a CAM Re Subdivision approval for a three (3) lot subdivision, for property located in Residential AAA zone, PID #H05025000.

Seated: Chip Stephens, David Lessing, Paul Lebowitz, Alan Hodge, Catherine Walsh, Jack Whittle, Aaron Greenberger

Action: Hearing continued to 5/5/16. Testimony was taken

2. **Map Amendment #712:** Appl. #16-006 by 785 Post Road East, LLC for property owned by 785 Post Road East LLC for an amendment to the zoning map to rezone property located at 785 Post Road East from Residence A/GBD zone to Residence A/GBD-IHZ zone, PID #E09191000.

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

Action: Adopted, effective date, 5/28/16

Vote: 7 – 0

3. **1529 Post Road East:** Appl. #15-069 by Post Maple Real Estate LLC, c/o John Fallon, Esq. for property owned by Post Maple Real Estate LLC for a Special Permit and Site Plan approval for an addition to commercial building and site changes to add a drive through bank and to modify parking areas, for property located in General Business District (GBD) and Residence A zone, PID# H09117000.

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

Action: Hearing continued to 5/5/16. Testimony was taken

4. **Amendment #704:** *(The following application is continued from 12/17/16, 3/3/16 and 4/7/16. Testimony was taken)* 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.

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

Action: Hearing continued to 5/5/16. Testimony was taken

III 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

- a) **Request for comments from the Historic District Commission on the proposed designations of the Nike Radar Missile Site and the Golden Shadows estate for local historic property designation - Endorsed by the Commission**

Other Items

- a) **35 Beachside Avenue, Planning and Zoning Resolution #08-019**, request for release of bond – **bond reduced**
- b) **122 Wilton Road, Planning and Zoning Resolution #06-037**, request for release of bond – **bond not released at this time**

ANNUAL MEETING CONTINUED

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