

# PLANNING AND ZONING COMMISSION ACTION MINUTES

May 12, 2016

AUDITORIUM  
7:00 P.M

## I PUBLIC HEARING

1. **Text Amendment #711:** *(The following application is continued from 5/5/16. Testimony was taken)* Appl. #16-003 by William Achilles, Achilles Architects, to amend language in Section 32-18, Historic Residential Structures, of the Town of Westport Zoning Regulations, to expand the list of incentives offered in support of historic preservation to include Lot Area and Lot Shape for non-conforming lots located in the Res AAA (2-acre) zoning district provided that the following criteria is met: The property to be subdivided shall have at least 25,000 SF of gross lot area as of the effective date of the amendment; The property shall contain at least one historic residential structure, as defined in Section 32-18, and it shall be at least one-hundred years old or older; At least one lot created must contain at least one historic residential structure as defined in Section 32-18; At least one lot created shall contain a minimum of sixty-percent of the original gross lot area; At least one lot created shall contain the remaining forty-percent of the original gross lot area and may be reduced to no less than 10,000 SF in size; and Lot Shape for any lot may be reduced to no less than sixty-feet by eighty-feet.

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

**Action:** Adopted, effective date: 6/12/16

**Vote:** 6 – 1 {Walsh, Hodge, Lessing, Whittle, Vebell, Lebowitz} in favor  
{Stephens} opposed

## 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).*

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 re-subdivision, for property located in Residential AAA zone, PID #H05025000.

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

**Action:** Approved

**Vote: 7 - 0**

2. **Amendment #704:** 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, Catherine Walsh, David Lessing, Alan Hodge, Jack Whittle, Andra Vebell, Paul Lebowitz**

**Action: Adopted, effective date:**

**Vote: 4 – 3 {Stephens, Walsh, Whittle, Hodge} in favor  
{Vebell, Lessing, Lebowitz} opposed**

**New Business**

**Old Business**

**Other Items**

- a) **1040 Post Road East, Planning and Zoning Resolution #13-038**, request for release of bond (site work bond only) **Site work bond released**

#### **ANNUAL MEETING CONTINUED**

1. Update on Planning and Zoning Issues
2. Planning and Zoning Goals and Objectives
3. Planning and Zoning By-Law Review
4. Other