

PLANNING AND ZONING COMMISSION ACTION MINUTES

Members scheduled to be present:

May 5, 2016

Chip Stephens – Chairman Catherine Walsh
David Lessing – Vice Chairman Jack Whittle
Paul Lebowitz
Aaron Greenberger will be sitting for Andra Vebell - Secretary
Carolanne Curry sat for Alan Hodge

Staff:

Steve Palmer, Director Planning and Zoning

***Executive Session to discuss pending litigation:
Grassy Plains v Planning & Zoning Commission
Discussed***

***7:00 PM
Room 203***

I PUBLIC HEARING

AUDITORIUM

*(At this time interested persons may be heard after being recognized by the chairman.
Written communications may be received for all applications until the public hearing is closed.
Applications and plans may be seen and examined in the Planning and Zoning Office, Room 203,
Town Hall, 110 Myrtle Avenue, Monday, Wednesday and Friday, 8:30 am to 3:00 pm,
Tuesday and Thursday 8:30 am to 4:30 pm.)*

**The Commission will not start a public hearing on any applications after 10:00 p.m.
The Commission will adjourn no later than 11:00 p.m.**

1. **66 Beachside Ave:** *(The following application is continued from 4/28/16. Testimony was taken)* 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, David Lessing, Paul Lebowitz, Catherine Walsh, Jack Whittle,
Aaron Greenberger, Carolanne Curry**

Action: Hearing closed, no decision

2. **Text Amendment #711:** *(The following application is continued from 4/7/16. 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, David Lessing, Paul Lebowitz, Catherine Walsh, Jack Whittle, Aaron Greenberger, Carolanne Curry

Action: Hearing continued to 5/12/16. Testimony was taken

3. **1529 Post Road East:** *(The following application is continued from 4/28/16. Testimony was taken)* 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, Paul Lebowitz, Catherine Walsh, Jack Whittle, Aaron Greenberger

Action: Granted

Vote: 6 - 0

4. **Amendment #704:** *(The following application is continued from 12/17/16, 3/3/16, 4/7/16 and 4/28/16. 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, Paul Lebowitz, Catherine Walsh, Jack Whittle, Aaron Greenberger, Carolanne Curry

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) **122 Wilton Road, Planning and Zoning Resolution #06-037, request for release of bond, request granted, bond released**

- b) O Newtown Turnpike/Partrick Road, Planning and Zoning Resolution #03-009 and 03-010, request for sixty day extension of time for Site Plan applications**

ANNUAL MEETING CONTINUED – No Action

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