

ACTION MINUTES PLANNING AND ZONING COMMISSION

July 30, 2009

WORK SESSION

**6:30 P.M.
Room 201**

Approval of minutes: 7/9/09, 7/16/09 – No action

1. New Business

a) Pre-Application Review for Text Amendment for Section 30-2.2

Seated: Ron Corwin, Eleanor Lowenstein, Howard Lathrop, Catherine Walsh, David Press, Bruce Kasanoff

Action: Discussed

2. Old Business

a) Discussion about Affordable Housing Text Amendment

Seated: Ron Corwin, Eleanor Lowenstein, Howard Lathrop, Catherine Walsh, David Press, Bruce Kasanoff

Action: Discussed

- b) 24 Ludlow Road:** Appl. #09-046 by Barr Associates, LLC for property owned by Beit Chaverim synagogue of Westport/Norwalk, Inc. for a Special Permit and Site Plan approval for a Place of Worship and to relocate a single family residence with one pre 59 apartment and modification of Planning and Zoning Resolutions #92-004 and #92-096, in a Res AA, PID #C09060000.

Seated: Ron Corwin, Eleanor Lowenstein, Howard Lathrop, Brian Stern, David Press, Bruce Kasanoff

Action: Granted

**Vote: 4 – 3 {Corwin, Lowenstein, Press, Kasanoff}
 {Lathrop, Krawiec, Stern}**

- c) 8 Manitou Court:** Appl. #09-060 by Land Tech Consultants, Inc. for property owned by 8 Manitou Associates, LLC for a CAM Site Plan approval for construction of a new single family dwelling in a Res AAA zone, PID # C05038000

No Action

- d) Amendment #594:** Appl.#09-039 by the Town of Westport c/o Stuart McCarthy for a text amendment to the Westport Zoning Regulations to add a new section 11-2.3.14 Lighted Athletic Fields on Town Owned Property as a special permit use subject to special conditions, add a new section 11-2-4.8 (i) for lighting poles to be permitted as accessory use up to a height of 80 feet, to amend section 11-5 (Height) to allow

lighting poles for athletic fields up to a height of 80 feet, to amend section 12-5 (Height) to allow lighting poles for athletic fields up to a height of 80 feet, to amend section 13-5 (Height) to allow lighting poles for athletic fields up to a height of 80 feet, to add a new section 32-19 Lighted Athletic Fields on Town Owned Property (with 4 subsections – 32-19.0 Purpose, 32-19.1 Application Requirements, 32-19.2 Considerations, 32-19.3 Commission Action and 32-19.4 Conditions of Approval) and to amend 43.14.3.2 Temporary Zoning Permits to include temporary lighting of athletics fields on Town owned property for practice only.

Seated: Ron Corwin, Eleanor Lowenstein, Howard Lathrop, Catherine Walsh, David Press, Bruce Kasanoff
Action: Adopted
Vote: 6 – 1 {Corwin, Lathrop, Walsh, Press Kasanoff}
{Lowenstein}

3. Other Items

- a) Subcommittee Reports – No Action
- b) Discussion about amendment to section 44-2.2 – No Action
- c) 41 Easton Road, Planning and Zoning Resolution #05-059, request for release of bond

Seated: Ron Corwin, Eleanor Lowenstein, Howard Lathrop, Catherine Walsh, Bruce Kasanoff, David Press requested himself
Action: Approved
Vote: 6 -0

- d) 553, 557, 580 Riverside Avenue & 9 Ketchum Street, Planning and Zoning Resolution #06-040, request for a one year extension of time to obtain zoning permit

Seated: Ron Corwin, Eleanor Lowenstein, Howard Lathrop, Catherine Walsh, David Press, Bruce Kasanoff
Action: Approved
Vote: 7 - 0