

PLANNING AND ZONING COMMISSION ACTION MINUTES

April 7, 2011

7:00 P.M.
Auditorium

I PUBLIC HEARING

Approval of Minutes: 3/10/11, 3/17/11, 3/24/11 – NO ACTION

1. **14 Coleytown Road:** Appl. #10-058 by Temple Israel of Westport for property owned by Temple of Israel of Westport for a Special Permit and Site Plan approval for installation of improvements to lighting in parking lot and entrance and property in a Res AAA zone, PID #D16048000.

Action: Hearing continued to 4/28/11. No testimony taken at this hearing

2. **134 Cross Highway:** Appl. #11-016 by Green Village Initiative, Inc. for property owned by the Town of Westport for a Special Permit & Site Plan approval for a Community Cultural Use at Wakeman Farm in a Res AAA zone, PID #F13023000.

Seated: Ron Corwin, Eleanor Lowenstein, Howard Lathrop, Michael Krawiec, Nora Jinishian, Catherine Walsh, Al Gratrix

Action: Granted

Vote: 7 - 0

3. **78 Maple Avenue South:** Appl. #11-017 by CFJ Realty Development, LLC for property owned by CFJ Realty Development, LLC for a Special Permit & Site Plan approval for excavation & fill in a Res AAA zone, PID # H07031000.

Seated: Ron Corwin, Eleanor Lowenstein, Howard Lathrop, Michael Krawiec, Nora Jinishian, Catherine Walsh, Al Gratrix

Action: Hearing continued to 4/28/11. Testimony was taken at hearing

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. Old Business

- a) **Amendment #625:** Appl. # 11-001 by the First Selectman for a text amendment to the Westport Zoning Regulations to modify §5,

Definitions, to amend Affordable Housing; to modify §5, Definitions, to add Assisted Living Facility; to modify §5, Definitions, to add Full Care Living Facility; to modify §5, Definitions, to add Independent Living Facility; to modify §5-2, Definitions, to replace the term “Elderly” with “Senior;” to modify §5, Definitions, to add Senior Center; to modify §5, Definitions, to amend Managed Senior Residential Community; to modify §5, Definitions, to remove Private Residential Units, to modify §11-2.3.1, to replace the term “Elderly” with “Senior;” to modify §11-2.3.5, to replace the term “Elderly” with “Senior;” to modify §11-2.3.10, Managed Residential Communities, to amend the section heading to Senior Residential Community; to modify §11-2.4, Permitted Accessory Buildings, Structures, and Uses, to replace the term “Elderly” with “Senior;” to modify §19A-16, Affordable Plan, to replace the term “Elderly” with “Senior;” and to delete the establishment of a priority system for affordable and workforce housing units; to modify §20-4, Density, to replace the term “Elderly” with “Senior;” to modify §32-2, Elderly Housing-Municipal, to replace the term “Elderly” with “Senior;” to modify §32-2.1, Purpose, to replace the term “Elderly” with “Senior;” to modify §32-2.2, Permitted Uses, to replace the term “Elderly” with “Senior;” to modify §32-8.2, Excessive Fill Regulations to add new section §32-8.2.1(d); to modify §32-11, to replace the term “Elderly” with “Senior;” to modify §32-11.2, Occupancy, to replace the term “Elderly” with “Senior;” to modify §32-11.5, CAP, to replace the term “Elderly” with “Senior;” to modify §32-15, Managed Residential Community, to modify the section heading to read “Senior Residential Community;” to modify §32-15.1, Purpose; to modify §32-15.2, Permitted Uses; to modify §32-15.3, Accessory Uses; to modify §32-15.4, Location; to modify §32-15.5, Lot Area, Shape and Frontage; to modify §32-15.6, Affordable Units; to modify §32-15.7, Density; to modify §32-15.8, Setbacks, to modify §32-15.9, Height; to modify §32-15.10, FAR; to modify §32-15.11, Coverage; to modify §32-15.12, Unit Sizes; to modify §32-15.13, Open Space; to modify §32-15.15, Parking and Loading; to modify §32-15.17, Architectural Design; to add §32-15.19, Subdivision; to modify §34-5, Parking Requirements Table. §32-15, Senior Residential Community, is applicable only to Town-owned properties, that meet the standards listed in §32-15.5, Lot Area, Shape and Frontage.

Seated: Corwin, Lowenstein, Press, Lathrop, Krawiec, Walsh, Jinishian

Action: Discussed, no decision

- b) **Amendment #623:** Appl. #10-055 by Barr Associates for a map amendment to the Westport Zoning Map to rezone the properties at 0 Cottage Lane, PID #H09017000 and 0 Cottage Lane, PID #H09018000 from Residential A to General Business District.

Seated: Corwin, Lowenstein, Lathrop, Jinishian, Krawiec, Walsh, Gratrix

Action: No action taken

- c) **Amendment #629:** Appl. #11-009 by Cary Moskowitz for a text amendment to the Westport Zoning Regulations to modify §5 (Definitions), §5-2 (Structure) to add swing sets and/or play sets that do not incorporate or include “Buildings” as defined in these regulations shall not be deemed to be “Structures” and shall be exempt from the setback and coverage requirements in these regulations.

Seated: Ron Corwin, Eleanor Lowenstein, David Press, Howard Lathrop, Michael Krawiec, Nora Jinishian, Al Gratrix

Action: Denied

Vote: 7 – 0

2. Other Items – NO ACTION ON a - f

- a) **Discussion about proposed text amendment regarding building area and projections into setbacks**
- b) **Discussion about proposed text amendment regarding definition of kitchen**
- c) **Discussion about proposed text amendment regarding pre 1959 apartment regulations**
- d) **Discussion about proposed text amendment regarding accessory apartment regulations**
- e) **Review Planning and Zoning staff proposed text amendments chart**
- f) **Discussion of 2007 POCD implementation**
- g) **Review of staff memo on curb side pickup - MEMO REVIEWED AND APPROVED**

2. New Business

- a) **10 Woodside Lane – NO SPECIAL PERMIT REQUIRED**