



Town of Westport
Planning and Zoning Commission
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Please send any comments regarding applications listed below to pandz@westportct.gov

PLANNING & ZONING AGENDA

July 11, 2019

I. WORK SESSION

7:00 PM

Room 201/201A

(The following items will be discussed and voted on as time permits. The public may observe the work session, but not participate.)

1. **25 Kings Highway S.**, Planning and Zoning Resolution #16-034, request for release of a Landscape Bond = (\$12,000.00).
2. **11 Thomas Rd**, Planning and Zoning Resolution #17-063, request for release of a Sediment & Erosion Controls Bond = (\$3,685.00).
3. **Lease Renewals between the Town of Westport and Homes for Hope, Discussion with Assistant Town Attorney for:**
 - a. 655 Post Road East, Linxweiler House.
 - b. 45 Jesup Road, Gillespie Center.

II. PUBLIC HEARING

1. **25 Prospect Rd:** *(The following application was opened 6/20/19 with no testimony taken and was continued to 7/11/19, and will be further continued to 7/18/19)* Appl. #19-022 by Harry Rocheville of McChord Engineering Associates, Inc. for property owned by 25 Prospect Road LLC, for a Special Permit and Site Plan approval for excavating and fill relating to demolition of existing house and subsequent construction of new house, for property located in the Residential AA zone, PID#E07098000.
Applicant's presentation time: 10 minutes.
2. **Text Amendment #772:** *(This application was opened 6/6/19 with testimony received and continued to 6/13/19 no testimony received and was further continued to 7/11/19, and will be further continued to 7/25/19).* Appl. #19-027 by 1480 PRE Associates, LLC. to modify §32-12 of the Westport Zoning Regulations, Inclusionary Two-Family and Multi Family Dwellings to create a new subsection §32-12.2.3 to: allow a density and bedroom increase on lots located in both the General Business District and Residence A District when an existing non-conforming contractor's yard will be abandoned by a proposed multi-family use; to exclude residentially zoned lot area when measuring gross lot area for purposes of determining allowable density and bedrooms; and to exempt any dwelling units created from the restrictions listed in §4-5, Maximum Allowable Multi-Family Dwellings. The amendment also proposes a new subsection §32-12.7.2.4 to eliminate the requirement for a non-residential use on sites when an existing non-conforming contractor's yard will be abandoned by a proposed multi-family use. The amendment additionally proposes modifications to §32-8, Excavation and Filling of Land, to add language to subsection §32-8.3.2 to

allow for grading or slope changes within five feet of a lot line when associated with landscaped berms to provide screening to adjacent properties, and to add language to §32-8.2.3 to allow an exemption from the fill / height ratio of 0.02 for fill associated with landscaped berms to provide screening to adjacent properties. A copy of the proposed text amendment is on file in the Westport Town Clerk's Office and is on file in the Westport Planning and Zoning Office.

3. **1480 Post Road East:** *(This application was opened 6/6/19 with testimony received and continued to 6/13/19 no testimony received and was continued to 7/11/19, to be further continued to 7/25/19).* Appl. #19-028 submitted by 1480 PRE Associates, LLC for a property owned by Alan Thoele for a Special Permit and Site Plan approval to create 32 dwelling units, and surface parking pursuant to proposed Text Amendment #772, and proposed modifications to §32-12, Inclusionary Two-Family and Multi Family Dwellings, and §32-8, Excavation and Filling of Land, located in the General Business District and Residence A District, PID#H09016000.
4. **70 North Ave:** *(This application to be reviewed at 7/18/19 meeting after a new legal notice is published)* Appl. #19-034 submitted by Green Skies for a Special Permit and Site Plan application for property owned by the Town of Westport, to install Solar Canopies in parking areas for property located in the Residential AAA zone, PID#F12077000.
Applicant's presentation time: 10 minutes.
5. **139 Kings Highway North & 180 Wilton Rd:** Appl. #19-021 prepared by William Achilles, for property owned by Braidmax LLC, Roger J. Leifer, Trustee, for a Coastal Site Plan and Special Permit approval for excavation and fill for regrading between two properties to address a State Road storm drain pipe that resulted in erosion, for properties located in the Residential AA zone, PID#C11049000/C11048000.
Applicant's presentation time: 10 minutes.
6. **Text Amendment #770:** *(This application was opened 5/16/19 and continued with no testimony received, and further continued to 6/13/19 with no testimony received, and further continued to 7/11/19)* Appl. #19-019 submitted by The Planning and Zoning Commission, to modify §54-7.1 of the Subdivision Regulations to remove ambiguity regarding the intent of language in the intersection standards to prohibit a future third street or right-of-way from being located where two streets already intersect. A copy of the proposed Text Amendment is on file in the Westport Town Clerk's Office and is on file in the Westport Planning and Zoning Office.
Applicant's presentation time: 5 minutes.

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.)

1. **1 Quentin Road:** Appl. #19-023 by Peter Romano of LandTech for property owned by Jeffrey and Elizabeth Silverman for a CAM Site plan application to construct a single family dwelling, rear upper/lower terrace and associated site improvements, for property located in the Residential A zone, PID#D04118000. *(Must decide by 7/11/19)*
2. **18 Surf Road:** Appl. #19-029 by Andy Soumelidis of LandTech for property owned by Rita and Andre Hawaux for a CAM Site Plan for replacement of existing house, with new house, patio and in ground pool, for a property in the Residential A zone, PID#B02008000. *(Must decide by 7/13/19)*

3. **Text Amendment #773:** Appl. #19-030 by Barr Associates to modify §27 of the Westport Zoning Regulations, Corporate Park District, to allow Medical Use subject to Special Permit and Site Plan approval. A copy of the proposed Text Amendment is on file in the Westport Town Clerk's Office and is on file in the Westport Planning and Zoning Office. *(Must decide by 8/17/19)*

4. **20 Rices Lane:** Appl. #19-026 by Chris Cocco on behalf of Rices Lane, LLC for property owned by Rices Lane LLC., for a Special Permit and Site Plan application for excavation and fill to install retaining walls and regrade rear yard to make it more level for property located in the Residential AA zone, PID#B12073000. *(Must decide by 8/24/19)*

5. **715 Post Road East:** Appl. #19-020 by Laurel Fedor for property owned by William W. Taylor for Site Plan and Special Permit applications for excavation and fill and to construct a two-story office building and raised parking with a curb cut on to Roseville Road, for property located in the Commercial GBD zone, PID#E09186000. *(Must decide by 8/24/19)*