



Town of Westport

Planning and Zoning Commission

Town Hall, 110 Myrtle Avenue

Westport, CT 06880

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www.westportct.gov

Please send any comments regarding applications listed below to pandz@westportct.gov

PLANNING & ZONING AGENDA

November 7, 2019

I. WORK SESSION

7:00 PM Auditorium

1. Approval of Minutes: 10/03/19 and 10/17/19

II. PUBLIC HEARING

1. **69-93 Main Street: Discussion and Possible Action on** Appl. #19-044 submitted by Frederick William Hoag Architect for property owned by ESRT 69-97 Main ST LLC for a Coastal Site Plan application for flood proofing and reconstruction of an existing non-conforming one (1) story commercial building, located in the Business Center District/ Village District Overlay (VDO) zone/Westport Center PID#C10076000.
2. **280 Compo Road South: (*This application was continued from 10/3/19 and 10/17/19 hearings, No testimony was received*)** Appl. #19-043 submitted by Richard A. Bennett, P.E. for property owned by Simple Plan One LLC for a Coastal Site Plan application to construct a new FEMA complaint single-family residence with driveway, patios, and drainage system for property located in the Residence A zone, PID#D04114000. (*Must decide by 11/9/19*)
Applicant's presentation time: 5 minutes
3. **135 Harbor Road:** Appl. #19-046 submitted by Joseph DeJesus for property owned by Rose Valley Real Estate LLC for a Coastal Site Plan application to construct a new residence, swimming pool, dock, and associated improvements located in the Residential A zone, PID#C02001000. (*Must decide by 11/9/19*)
Applicant's presentation time: 10 Minutes.
4. **107 Old Road: (*This application was continued from 9/19/19, 10/3/19, 10/17/19 hearings, No testimony received to date*)** Appl. #19-035 submitted by Robert Pryor/ LANDTECH for property owned by the Estate of Catherine D. Fleming for a Re-Subdivision approval to subdivide a parcel into two (2) lots and one (1) open space parcel with an access way exceeding 350 feet, located in the Residence AA zone, PID#H10071000. (*Must Close by 11/25/19 w/ remaining extension available*)
Applicant's presentation time: 45 minutes.
5. **18 Weston Road:** Appl. #19-051 submitted by Jim Kousidis, Kousidis Engineering LLC for property owned by 18 Weston Rd LLC for a Special Permit/Excavation and Fill application to authorize excavation and filling of the rear yard for property located in the Residence AA zone, PID#C1308000. (*Must close by 12/12/19*)
Applicant's presentation time: 15 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.)

New Business

1. **7 Westfair Drive: Request modification to Resolution #08-084**, request for approval to convert an affordable accessory apartment to an age-restricted accessory apartment.
2. **Subcommittee Update:** Discussion of Draft Text Amendment from the Zoning Regulation Revision Subcommittee re: Adding Definitions for Berm and Sand Dunes and providing exemptions for Living Shorelines and beach nourishment and replenishment projects.

No Old Business