



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 14, 2019

I EXECUTIVE SESSION

6:30 PM Room 212D

Discuss pending litigation, *Cross Street LLC v. Westport Planning and Zoning Commission* regarding Coastal Site Plan Resolution #18-011 and #18-011A, Docket #HHD-CV18-6103065-S.

II WORK SESSION

7:00 PM Auditorium

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

1. **793 Post Road East, Planning and Zoning Resolution #17-037A, request for release of bond**
a) **Sediment and Erosion Bond = \$44,629.00**

III PUBLIC HEARING

1. **44 Compo Mill Cove:** Appl. #19-048 submitted by Compo Cove LLC c/o Robin Tauck for property owned by Compo Cove LLC for a Coastal Site Plan approval to raise an existing pre-1995 seawall 36" above its existing elevation and beach restoration located in the Residence A zone, PID#E04094000 *(Must decide by 1/20/20)*.
Applicant's presentation time: 10 minutes.
2. **10 Little Fox Lane:** Appl. #19-050 submitted by Jim Kousidis, Kousidis Engineering LLC for property owned by Michael Ippolito for a Site Plan and Special Permit for excavation and fill activities to construct a horse riding rink and associated regrading for property located in the Residence AAA zone, PID#C15001000 *(Must close by 12/12/19)*.
Applicant's presentation time: 15 minutes.
3. **50 Compo Mill Cove:** Appl. #19-047 submitted by Tom Ryder, LandTech for property owned by Pasquel Malpeso Jr. for a Coastal Site Plan application to retain stone planter box and associated wall located in the Residence A zone, PID#E04091000 *(Must decide by 1/3/20)*.
Applicant's presentation time: 15 minutes.
4. **319 and 321 Bayberry Lane:** Appl. #19-052 submitted by Jim Kousidis, Kousidis Engineering LLC for property owned by Pawel and Kristyna Gudas/Stephen and Adrienne Rubin for a Site Plan and Special Permit for excavation and fill activities to authorize excavation and filling of the side yard and construction of boulder retaining walls for properties located in the Residence AAA zone, PID#E18005000/E18006000 *(Must decide by 12/12/19)*.
Applicant's presentation time: 15 minutes.

IV 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. **Subcommittee Update:** Discussion and potential vote on P&Z Bylaw changes recommended by the P&Z's Governance Subcommittee.
2. **1480 Post Road East:** Request for Modification to Resolution #19-028.

Old Business:

1. **Westfair Drive: Request modification to Resolution #08-084,** request for approval to convert an affordable accessory apartment to an age-restricted accessory apartment.